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CITY OF LA HABRA HEIGHTS
GENERAL PLAN

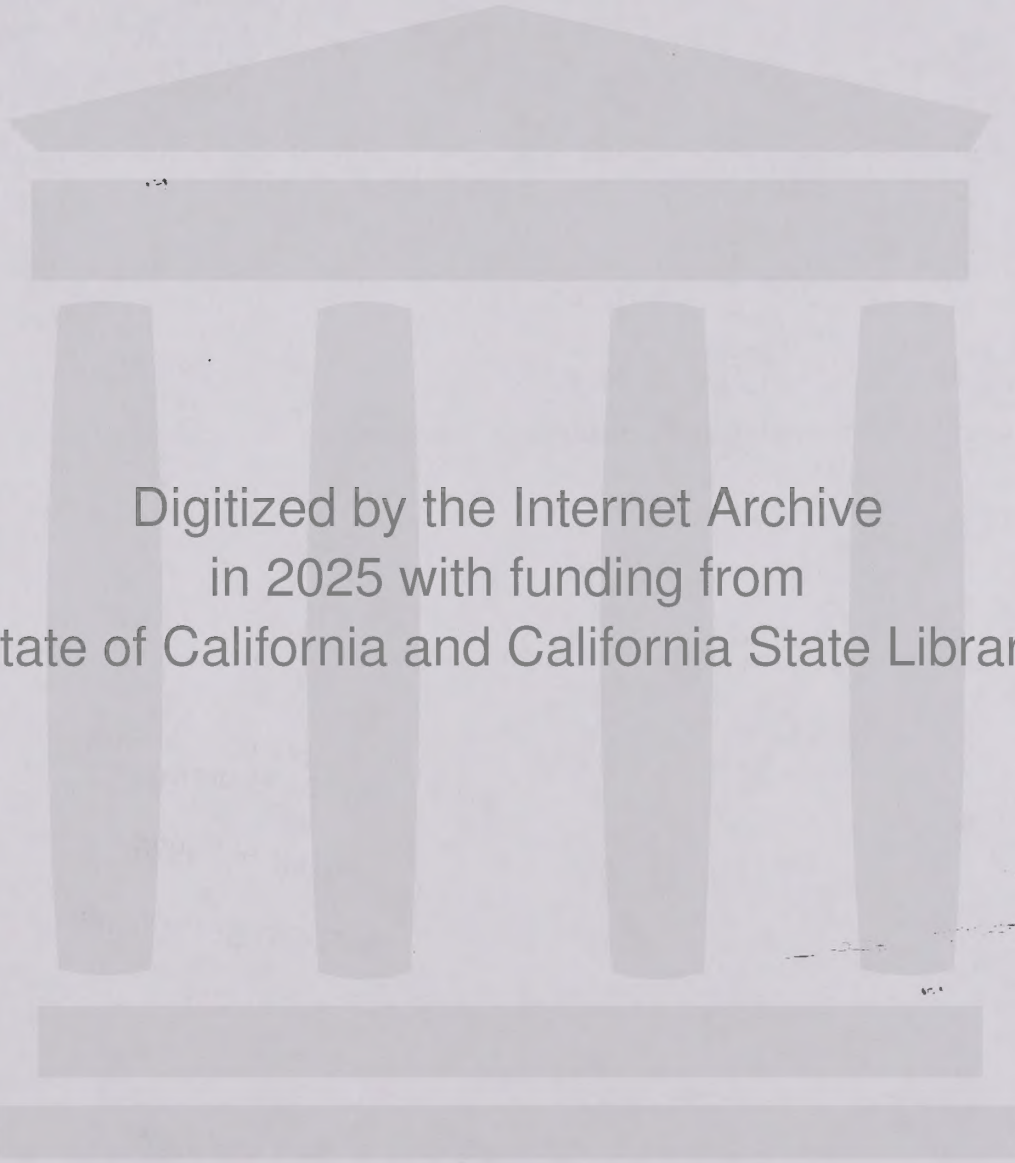
City of La Habra Heights

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DECEMBER 18, 1980

REVISED OCTOBER 13, 1983;

FEBRUARY 21, 1991; FEBRUARY 11, 1993

CITY OF LA HABRA HEIGHTS

GENERAL PLAN

APPROVED BY THE CITY COUNCIL
ON MAY 11, 1994
BY RESOLUTION NO. 1000

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The La Habra Heights General Plan establishes a framework for the future development of the city. The plan encourages an arrangement of land uses and intensities, a transportation system, and public services which will contribute to the physical, social, and economic well being of the community. It also includes statements on housing, open space, conservation of natural resources, noise, safety, and scenic highways. City goals are established and specific policies to be followed in pursuit of those goals are enunciated. The adoption of the plan means that decisions regarding the use of land may be made with a high degree of certainty by private individuals and public agencies alike.

Located only 25 miles southeast of downtown Los Angeles, La Habra Heights is an anomaly in the urban sprawl of Southern California. Approximately 1,500 homes are nestled in the hillsides of the six square mile city. Lots are large; drainage courses remain in their natural state; vegetation is varied, including grasslands, oak woodlands and avocado and citrus groves; and farm animals are common household pets. This rustic image could connote an isolated lifestyle, but the people of La Habra Heights have a deep sense of community spirit. The rapid growth of Los Angeles County in the 1950's and 1960's transformed areas south of the present City from agricultural uses to urban residential tracts. Steep hillsides immediately north of the City have been subjected to mass grading and urban development featuring lots of 10,000 to 15,000 square feet. Community groups were organized to fight this intrusion of urban development into La Habra Heights and to preserve the rural lifestyle of the community. As a result, the City of La Habra Heights was incorporated December 4, 1978.

Beginning in July 1973, the unincorporated community of La Habra Heights was the subject of an intense general plan study conducted by the County of Los Angeles. The study featured extensive citizen input through a citizens' advisory council, questionnaire, public meetings, and a public presentation and vote on two land use plan alternatives. A citizens group, the Community Development Committee (CDC), consisted of 100 local residents and property owners who met more than 85 times to advise the County on the plan. Substantial agreement was reached on all elements except land use. As a result, the CDC submitted two alternative land use plans for public vote. The first alternative retained one acre minimum lot sizes throughout most of the community but allowed 10,000 square foot and 20,000 square foot lots in several southern areas while requiring 5 acre lots in some rugged northern areas. The second alternative reduced the minimum lot size from 1 acre to 3/4 acre. The two alternatives and the balance of the plan were presented to approximately 1,200 people representing over 40% of all Heights property owners and residents. Eighty-three percent of these people voted in favor of Alternative 1.

The resultant community plan was adopted by the Los Angeles County Board of Supervisors on August 14, 1975 with minor modifications. The plan continued to enjoy widespread local support. Indeed, proponents of incorporation of La Habra Heights argued that cityhood was necessary to ensure implementation of the plan.

The City General Plan continues the basic goals and policies of the old community plan. The population projections have been modified to reflect the deletion of approximately 400 dwellings that are not in the City. The resultant projects forecast an additional 400 dwellings and 1,600 people by the year 2000.

PLAN GOALS

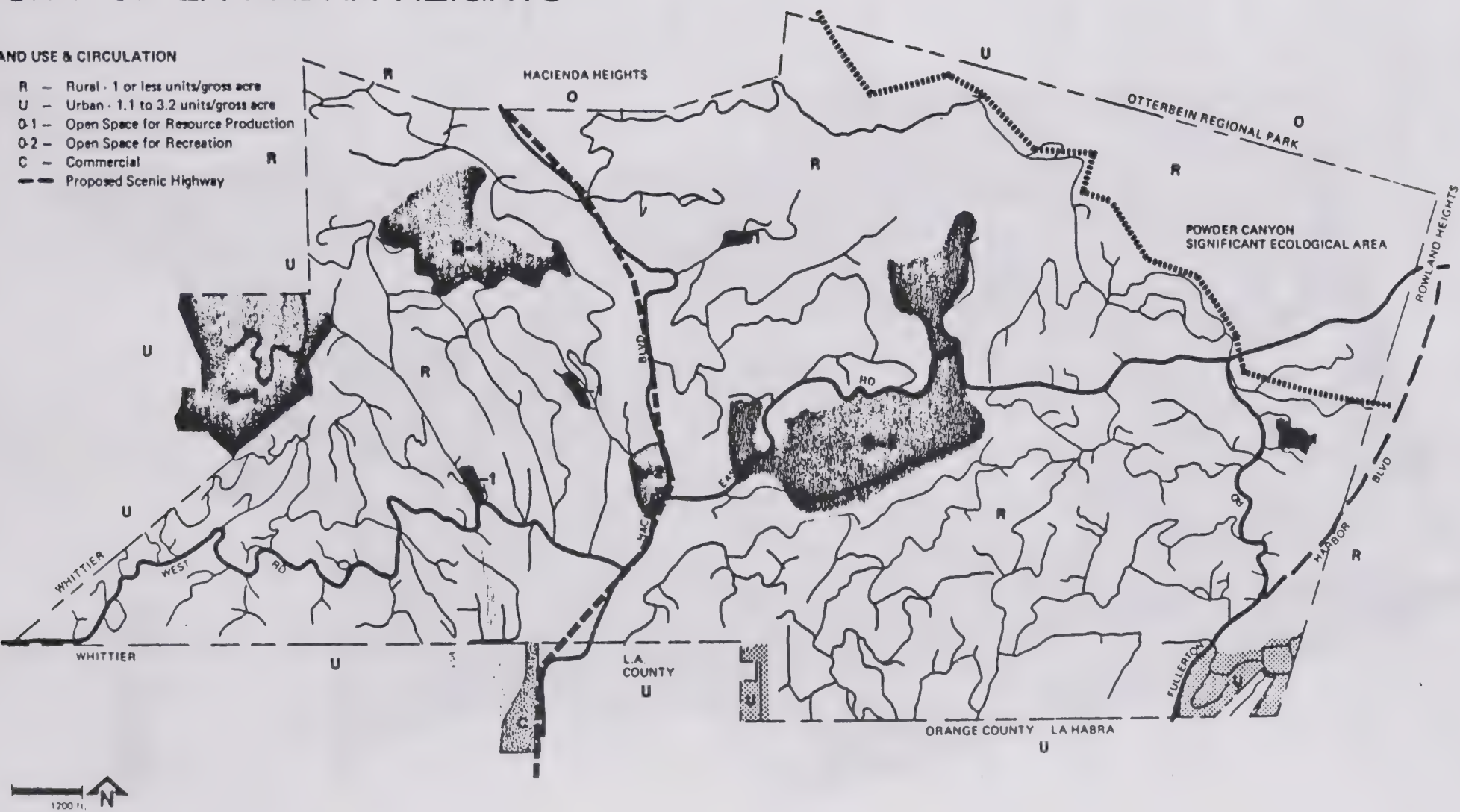
The following goals have been developed to guide the future development of the City of La Habra Heights.

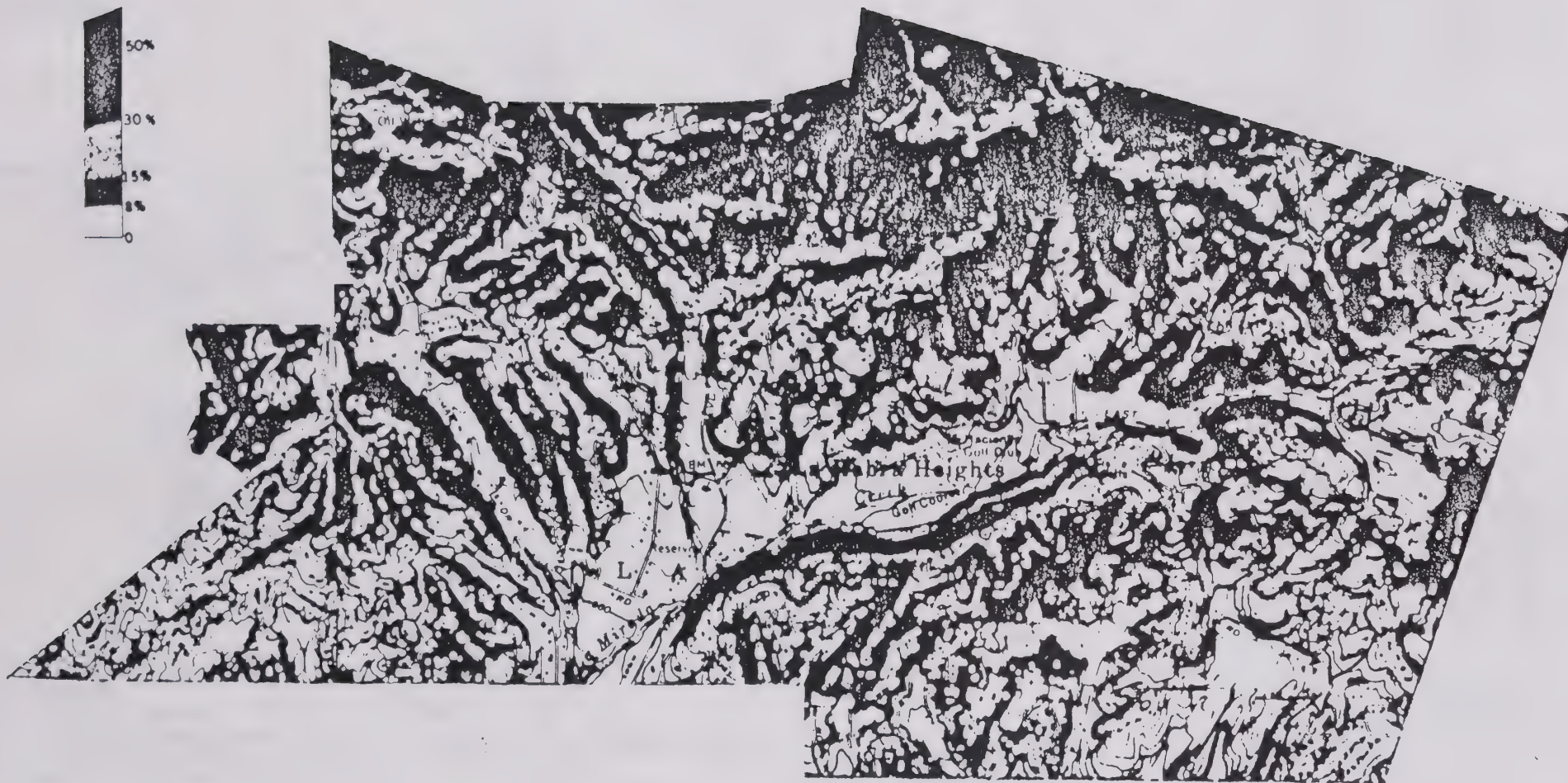
1. Recognize and preserve the unique rural character and individualistic lifestyle of La Habra Heights. ("Rural" has been defined by the community as: variety of homes; natural terrain and dense vegetation; houses which blend in with the setting; privacy and large distances between homes; keeping of horses and farm animals; scenic views; no "city" improvements such as curbs, gutters, sidewalks and street lights.)
2. Preserve and enhance the scenic beauty and natural wildlife of the area.
3. Minimize alteration of the natural terrain.
4. Preserve, maintain, and encourage agricultural uses, especially avocado groves, citrus groves, and Christmas tree farms.
5. Reduce potential fire and recognizes geologic hazards.
6. In harmony with the R-A-1 zoning, the City supports individual rights to keep horses, all animals used for 4-H projects and other livestock as allowed by local ordinance; and encourage the private development and maintenance of a system of trails for horseback riding and hiking.
7. Assure that regional traffic demands will be accommodated in a manner consistent with the unique La Habra Heights environment.
8. Protect the Powder Canyon Significant Ecological Area (SEA).

CITY OF LA HABRA HEIGHTS

LAND USE & CIRCULATION

- R - Rural - 1 or less units/gross acre
- U - Urban - 1.1 to 3.2 units/gross acre
- O-1 - Open Space for Resource Production
- O-2 - Open Space for Recreation
- C - Commercial
- - - Proposed Scenic Highway





COMMUNITY DEVELOPMENT

The Community Development Section contains the Land Use and Housing Elements of the General Plan.

LAND USE

The predominant land use in La Habra Heights is, and will continue to be, low density residential. The vast majority of the City is shown in a Rural classification, allowing houses on lots ranging in size from one acre to five acres.

The Urban category applies only to existing subdivisions at the southern edge of the City with lots smaller than one acre. Permitted density ranges from 1.1 to 3.2 units per acre.

The Open Space designation allows recreation uses, such as golf courses and parks. Also permitted are oil and natural gas production and storage.

The Commercial classification allows only office and professional uses. Retail commercial or residential uses are prohibited.

The Land Use Classifications state a range of densities allowed in each category. It should not be assumed that the maximum density permitted will be allowed. In determining the actual density that will be allowed in a particular project, the City will consider such factors as topography, access, seismic and geologic conditions, nearby uses and intensities.

In the past, steep hillsides normally were not developed. However, rapid increases in land values and the diminishing supply of land suitable for development, are now causing such land to be developed, often at the expense of safety and environmental considerations. Hillside development poses safety problems with respect to erosion, sedimentation, drainage, and land instability. Environmental concerns include maintenance of such natural characteristics as landforms, vegetation, wildlife, and scenic qualities. The General Plan addresses these concerns by imposing slope density standards which directly correlate the intensity of development to the steepness of the land.

Except as noted below, the allowable density may not exceed that shown on the following slope density formula. Average slope is computed by the formula $S = 0.002296 \frac{I L}{A}$, where S is average percent slope, I is the contour interval in feet, L is the total length of contours in feet, and A is the area of the site in acres.

- * The following Table was revised on February 21, 1991 per Resolution No. 91-6 (Attachment I).

<u>Average slope of project</u>	<u>Gross area per dwelling unit in acres</u>
30 -----	1.06
31 -----	1.13
32 -----	1.21
33 -----	1.30
34 -----	1.44
35 -----	1.61
36 -----	1.84
37 -----	2.14
38 -----	2.55
39 -----	3.16
40 -----	4.00
41 & above -----	5.00

When a project is adjacent to predominantly developed areas, the intensity and topography of such development may be used to override or modify the slope density provisions. In such cases it must be shown that:

1. The variance will not be materially detrimental to the public welfare or be injurious to other improvements in the same vicinity, and
2. The variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity, and
3. The majority of the surrounding area contains similar topography and is developed at a greater intensity than allowed by the slope density formula, or
4. There are special circumstances or exceptional characteristics applicable to the property involved, such as shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under an identical Plan classification.

Existing zoning regulations require that lots in a one acre zone contain both a gross area of 43,560 square feet and net area of 40,000 square feet. Net area does not include any land that is subject to street or other easements where the landowner does not have the right to use the entire surface level. Gross area includes all land in an ownership, including that subject to street and other easements. The gross area requirement has no impact on the useable size of a parcel and will be deleted from the zoning ordinance.

The City encourages the development of a private trail system for horseriding and hiking through easements across private property. So as not to penalize landowners who offer such easements, these easements will not be deducted from the net area.

During the last year, a controversy has arisen with respect to the growing number of tennis and sports courts in the city. It has been argued that these uses with their high fences, expanses of concrete, and bright lights are not compatible with the rural lifestyle of La Habra Heights. The lights are an especially sensitive issue in this community where street lights are not allowed yet courts larger than typical urban lots have been illuminated with high intensity lamps.

To ensure that tennis and sports courts are harmonious with the rural lifestyle of La Habra Heights, they will be allowed only upon approval of a conditional use permit. In addition to the standards enumerated in the Community Development policies, additional conditions may be imposed as necessary in individual cases to assure that the court will not be detrimental to surrounding property nor the public peace and welfare.

HOUSING * The following Housing Element was revised on February 11, 1993 per Resolution No. 93-4 (Attachment II includes Resolution No. 93-4 and the revised Housing Element).

Federal and state law find the subject of housing to be of vital importance and declare the early attainment of a decent home and a satisfying environment to be a priority of the highest order. It is difficult to assess the housing needs of La Habra Heights because of lack of housing, social, and economic data. The City incorporated in 1978 and has never appeared as an entity in previous censuses. Census data for the eastern part of the City was irretrievably mixed in with an unincorporated area extending to Diamond Bar. Similarly, prior to incorporation, separate building data for the area was not recorded.

California law states that the provision of housing affordable to low and moderate income households requires the cooperation of all levels of government. It further states that local governments have a responsibility to use the powers vested in them to facilitate the improvements and development of housing to make provisions for the housing needs of all economic segments of the community.

The ability of La Habra Heights to provide low and moderate income housing is hampered by many factors. Most of the land in the community is already developed. Approximately 1,200 acres in 50 ownerships are undeveloped. Most of this vacant land consists of relatively steep slopes; except in rare instances, sewers are not available; and, the road system was designed for an agricultural community and can only support very low density residential development.

There are only four sites in the city that might be able to accommodate low or moderate income housing: a 25 acre site at West Road and Hacienda Boulevard, two 10 acre vacant school sites, and the Powder Canyon area. The first three sites are relatively flat and have less severe access problems than most areas of the City. However, all three sites contain citrus and/or avocado groves and are surrounded by residences on 1 acre or larger lots. Any attempt to increase density

above 1 unit per acre can be expected to generate tremendous opposition. Indeed, a lawsuit on the site at Hacienda and West Road prevented a cluster development of 2 units per gross acre as allowed by the old community plan.

Most of the Powder Canyon site is part of a 500 acre parcel immediately south of Otterbein Regional Park. The western part of the parcel is very steep and would be difficult to develop. The eastern part of the parcel contains the Powder Canyon area and is better suited for development were it not for environmental concerns. Powder Canyon has been designated a Significant Ecological Area (SEA) by this plan and the Los Angeles County General Plan. In order to minimize environmental impacts, cluster development in the form of Residential Planned Development may be allowed in this area.

COMMUNITY DEVELOPMENT POLICIES

1. Design all new developments to minimize impacts on community character, surrounding neighborhoods, and natural features.
2. Preserve natural drainage courses in their existing state.
3. Establish a gradual topographic transition between developments. High banks shall not be constructed adjacent to existing development.
4. Limit grading to that necessary for the primary use of each lot.
5. Minimize grading for streets to that necessary for public safety concerns.
6. Utilize contour grading to present a rounded or undulating appearance blending in with the natural grade.
7. Preserve significant distant views. Significant views are scenes such as surrounding hills, valleys, mountains, ocean, or city lights.
8. Utilize design and construction techniques which reflect the features of the site. Innovative approaches such as stepped and cantilevered designs are encouraged.
9. Landscape all graded slopes to control erosion.
10. Landscape all new developments to screen or soften the visual impact.
11. Secure City approval of the appropriate environmental documentation and permits before any trees or riparian vegetation are removed.
12. Lot averaging is prohibited except in Residential Planned Development projects.

13. Restrict the amount of impervious coverage in order to minimize runoff.
14. Residential Planned Development is permitted only in the following situations:
 - (a) where necessary to preserve Significant Ecological Areas, or
 - (b) on projects with a density of less than 1 dwelling per gross acre, dwellings may be located on lots having a net area of at least 40,000 square feet or,
 - (c) where such development will reduce developmental problems in hillside areas, preserve areas of natural scenic beauty, and provide as well or better for light and air, for public safety and convenience, the protection of property values, and the preservation of the general welfare than standard development.
15. Residential Planned Development shall be subject to the following standards:
 - (a) dwelling units must be of a detached single family nature except in the Powder Canyon SEA. In the SEA, attached units e.g. condominiums, townhouses, or apartments, may be allowed in order to minimize disruption of sensitive environmental areas.
 - (b) a distance of 35 feet must be maintained between all structures.
 - (c) 50% of the gross area of the site must be dedicated open space.
16. Require conditional use permits for tennis and sports courts. In addition to the specific conditions that may be imposed in an individual case, the following standards shall apply to all tennis and sports courts:
 - (a) where courts comply with setbacks, fences shall be no higher than 8 feet above the grade of the grounds outside the court.
 - (b) where courts encroach into setbacks:
 - (1) a setback modification is required.
 - (2) the court shall be depressed at least 3 feet below grade.
 - (3) fences may not exceed a height of 6 feet measured from outside the court.
 - (c) landscaping and an irrigation system shall be provided so as to screen the court from adjacent properties and streets.

17. Require proof that sewage can be safely disposed of in compliance with applicable laws before building permits are issued or land divisions approved.
18. Require that adequate water service for fire protection be available before any property is approved for land division or building permits.
19. Allow continued oil production subject to Conditional Use Permit approval.
20. Establish ordinances governing minimum lot widths and depths.

TRANSPORTATION

The Transportation Section contains the Circulation, Scenic Highways, and Noise Elements of the plan.

CIRCULATION AND SCENIC HIGHWAYS

The Circulation Element is designed to provide for the safe and efficient movement of people and goods through the city. Two major north-south routes now traverse La Habra Heights. Hacienda Boulevard carries approximately 18,000 cars a day while Fullerton Road carries approximately 8,000 cars per day. These routes provide two of only three highways across the eleven mile stretch of the Puente Hills between the Orange and San Gabriel Freeways. Only one new route, Turnbull Canyon Road, is planned across this region. Therefore, traffic on Hacienda and Fullerton is expected to increase significantly as this region continues to develop.

Improvements to highways and local streets must be reconciled with topographic and environmental considerations. For this reason, the General Plan prohibits the extension of Azusa Avenue through the Powder Canyon SEA. Instead, a new route, Harbor Boulevard, is planned east of Fullerton Road that will connect with Fullerton to the north and south.

Hacienda Boulevard and the proposed Harbor Boulevard traverse a rural area which provides a stark aesthetic contrast to the large urban areas immediately north and south of La Habra Heights. The General Plan recognizes the scenic qualities of the two routes and designates them scenic highways.

NOISE

The Noise Element provides a basis for local programs to control and abate noise and to protect residents from excessive environmental noise. The element provides quantitative data identifying noise levels and problem areas, delineates areas with acceptable noise levels, and provides policies to mitigate existing and projected noise problems.

Vehicular traffic is the major source of noise in La Habra Heights. The areas experiencing the highest noise levels are the corridors adjacent to the two major arteries: Hacienda Boulevard and Fullerton Road. Harbor Boulevard is planned for future extension through the community. Ldn noise contours have been calculated for these areas using techniques set forth in Estimation of Community Noise Exposure in terms of Day-Night Average Level Noise Contours, May, 1975, prepared by the State Office of Noise Control. The Ldn (Level-day-night) system provides an average noise level for a 24 hour period and penalizes noise occurring between the hours of 10 PM and 7 AM by multiplying by 10 the number of noise occurrences during those hours. An increase in 10 decibels results in doubling of the noise level. For example, 60 dB is twice as loud as 50 dB. These predictive techniques represent estimates of noise exposure rather than empirical tests of such exposure. As such, the contours generated are not absolute lines of demarcation, but general indications of bands of similar noise exposure. Noise levels in excess of 70 dBA do not exist outside of the roadway at the present time while levels of 60 dBA are within 100 feet of the roadway. Large scale maps showing existing and projected noise contours in 5dB increments down to 60 Ldn may be viewed in City Hall.

State law requires evaluation of the noise environments of the following noise sensitive facilities: schools, hospitals, rest homes, long term medical or mental health care facilities, or any other use deemed noise sensitive by local jurisdictions. However, there are no such facilities in the community.

The Table on Page 13 shows the number of residences exposed to various levels of noise in excess of 60 dBA. Because the contours indicate only approximate bands of noise exposure there are ranges of exposure shown for each decibel range. The chart also shows the projected noise exposure for the year 2000. The potential construction of Harbor Boulevard as well as further development will increase noise exposure in the community. Increased traffic on existing routes also will result in higher noise levels and larger areas affected by noise.

TRANSPORTATION POLICIES

1. Designate Hacienda Boulevard and Harbor Boulevard Scenic Highways.
2. Improve Scenic Highways as follows:
 - (a) vary the right-of-way widths in a manner which will minimize alteration of existing terrain while adequately serving transportation needs.
 - (b) limit grading and follow existing terrain as much as possible.
 - (c) use inverted shoulders and adjacent graded but unpaved areas instead of curbs, gutters, and sidewalks.

- (d) restrict parking to allow for narrower pavement widths with pull-outs available for emergency parking and scenic viewing.
 - (e) consider innovative design approaches, e.g. split level roadways, to minimize environmental impacts.
 - (f) plant all graded slopes with noncombustible plantings.
 - (g) provide safe crossings for equestrian and pedestrian traffic.
3. Design and improve streets so as to retain the rural character of the City.
 4. Prohibit the installation of curbs, gutters, sidewalks, and street lights except where necessary for safety.
 5. Make road widths compatible with the rural character of the City and the environment.
 6. Remove vegetation and walls and regrade slopes that pose serious safety hazards by seriously restricting sight distances.
 7. Protect a continuous route for Skyline Drive as a local street.
 8. Conduct scenic corridor studies of Hacienda Boulevard and Harbor Avenue.
 9. In areas subject to existing or projected noise levels of 60 Ldn, insulate all new residences so that the interior noise level is less than 45 dBA.
 10. Encourage the use of earth berms and landscaping to mitigate noise problems.
 11. Encourage the use of special setbacks along noise impacted corridors so that, where possible, structures are not placed in areas experiencing noise levels in excess of 60 dBA.
 12. Discourage the construction of schools or other noise sensitive features within the 65 dBA contour.
 13. Consult with school officials to determine ways to improve school bus access to the City.
 14. Develop regulations to protect residents from objectionable noise emanating from private property.
 15. Provide fire hydrants along highways.

COMMUNITY NOISE EXPOSURE LEVELS*

Estimated 1980 Levels

<u>Highway</u>	<u>70 + dB</u>	<u>65-69 dB</u>	<u>60-64 dB</u>
Hacienda Boulevard	-	-	21
Fullerton Road	-		15

Projected 2000 Levels

Hacienda Boulevard	1-11	8-40	13-57
Azusa Avenue	5-36	11-65	20-116
Fullerton Road	5-37	12-67	20-118
Harbor Boulevard	4-20	9-37	16-78

* The figures in each decibel range indicate the potential number of dwelling units impacted.

ENVIRONMENTAL RESOURCE MANAGEMENT

CONSERVATION AND OPEN SPACE

The Conservation Element is concerned with the conservation, development, and utilization of natural resources. Open space may include open space for the preservation of natural resources; open space for the managed production of resources; open space for outdoor recreation; and open space for public health and safety. Although La Habra Heights is in close proximity to developed urban areas, a great variety and amount of wildlife is found in the area, including deer, coyote, badger, bobcat, mountain lion, gray fox, and numerous bird species.

The larger open parcels provide a range of habitats: open grassland, coastal sage scrub (the brushland), oak woodland (dominated by live oak and English walnut), and riparian. Many residential areas may also be considered as wildlife habitats because of the abundance and variety of mature trees and shrubs and the ample spacing between dwellings.

Professor Ray E. Williams of Rio Hondo College prepared an ecological assessment of the study area in 1974 (Ray E. Williams, An Ecological Assessment of La Habra Heights, California, Unpublished, Rio Hondo College, Whittier, California, Spring, 1974). The following comments have been excerpted from page 4 of his report:

"Each species of wildlife has a critical minimum sized area in which it can exist. If the available habitat is reduced below that size, the species either disappears or moves away. Generally, larger forms require larger areas; thus, the tendency is to lose the larger species as human density increases.

Some forms of wildlife are very adaptable and can live in several habitats, perhaps even tolerating or benefiting from our presence. Others are more specific in their requirements and/or cannot tolerate people. There appear to be more of the latter.

Species recognized as 'rare and endangered' are those whose numbers may never have been great or are those which are specialists in their requirements. Very often, today, endangered species result from the encroachment of people into a natural area; consequently, endangered species are often the products of endangered habitats. There appear to be no officially listed endangered species using the study area on a regular basis. Occasional use by eagles and peregrine falcons cannot be discounted, however."

In the previously mentioned assessment of La Habra Heights' natural resources, it was concluded that "in planning for the future development of La Habra Heights, it should be recognized that the life style of the area is unique and worthwhile in offering a choice to people of the Los

Angeles Basin. The tendency in today's residential developments is to create uniformity. Diversity of environments is desirable and beneficial in many ways, some of which cannot be measured in economic terms." If development is to occur and wildlife in the area be preserved, overall density should be low with significantly large habitats being retained.

The Powder Canyon region has been identified in the Los Angeles County General Plan as a Significant Ecological Area. Powder Canyon is one of three areas in the hilly region of eastern Los Angeles County that still supports a relatively undisturbed stand of the southern oak woodland, coastal sage scrub, and riparian woodland complex that was once common there. The remainder of this vegetation has been converted to agricultural and urban uses. This is true throughout the entire Southern California region, making it one of the most rapidly disappearing habitat types.

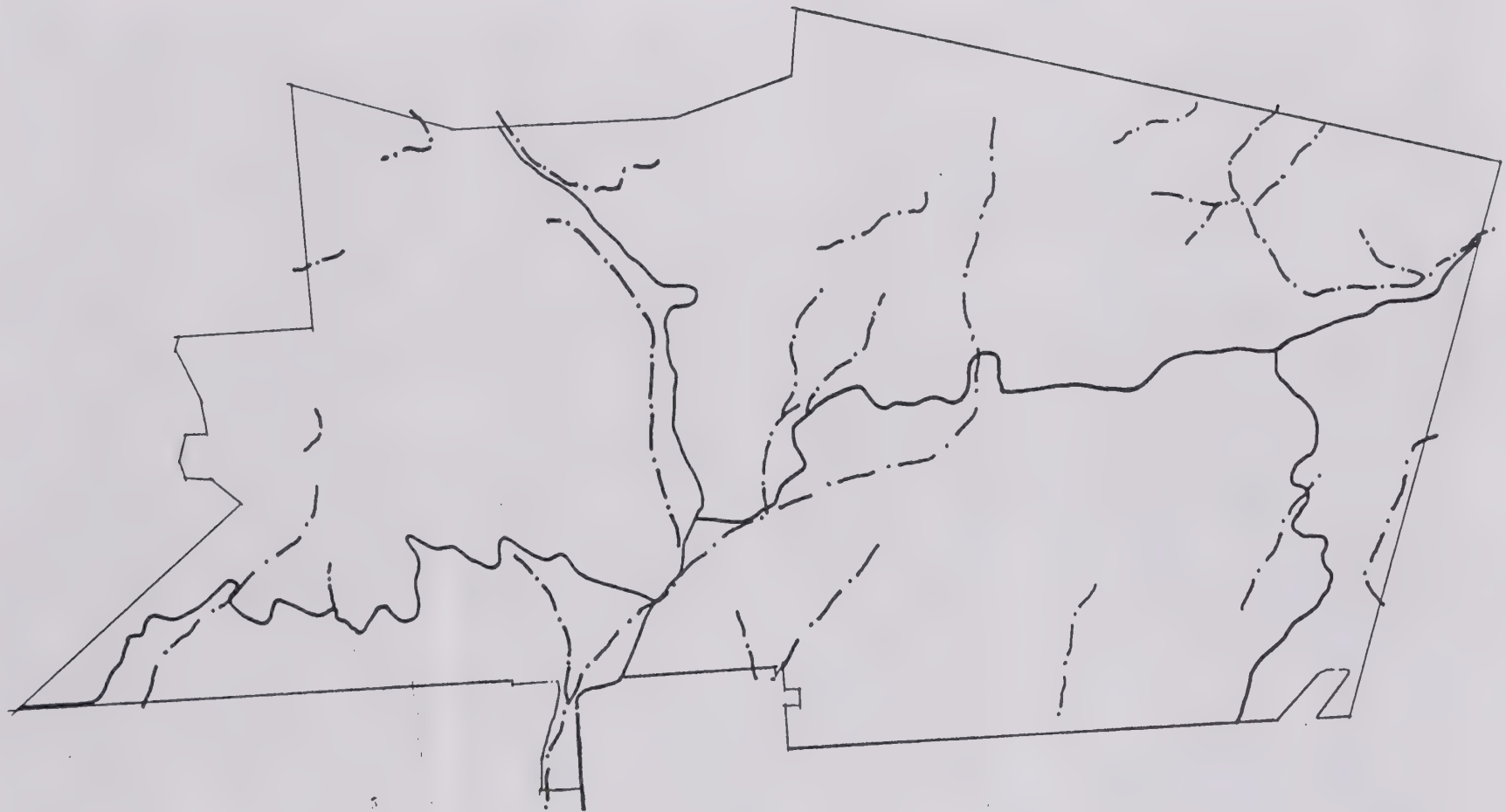
Powder Canyon is the only one of the three areas that contains an undisturbed portion of self-contained watershed. As a result of this, the vegetation is in good condition. Preservation of this type of area necessitates elimination of potential disturbances from upstream sources. If preserved, Powder Canyon is of sufficient size and in close enough proximity to the other recommended areas in the region that it should be able to continue to support relatively healthy animal populations. The diversity of wildlife is greatly enhanced by the presence of riparian woodland habitat in the canyon bottom.

Agriculture historically has been an important use in the Heights. A 1930 survey indicates that 41% of the area was devoted to agriculture, including 1,292 acres of avocados and 282 acres of citrus. Agriculture continues in importance today with avocados remaining the predominant crop. Most of the existing avocado groves are quite small, being remnants of the original groves. Of the 486 groves in the City reported to the County Agricultural Commissioner in 1972-73, 337 were less than one acre in size. Most of these groves now have houses on the property and provide supplemental income to the property owners.

In the past, traditional irrigation systems utilizing rigid pipes and sprinklers required grading and contouring preparatory to planting avocados. This preliminary work is costly and by necessity confines the orchards to areas of moderate slope. Recently introduced drip irrigation systems require no preliminary grading, are being used on slopes as steep as 100%, and effect an economy in water use. However, certain problems may be caused by drip irrigation and caution should be exercised to ensure proper runoff.

Many smaller groves which are basically incidental to the residential use of the land could probably be improved by better care, including top working of trees and grafting to the Hass variety. A continuing educational program should be established to present these facts to property owners.

CITY OF LA HABRA HEIGHTS



STREAMS

Blue line streams from United States Geological Survey



Petroleum is the chief mineral resource of La Habra Heights and the surrounding Puente Hills area. The Sansinena oil field contains 655 proved acres with 109 producing wells. The 1979 65th Annual Report of the State Oil and Gas Supervisor, published by the California Division of Oil and Gas, states that in 1979, oil production was estimated at 469,775 barrels leaving an estimated reserve of 5,361,000 barrels. Gas production totaled approximately 733,524,000 cubic feet leaving an estimated reserve of 5,783,000,000 cubic feet.

The only other significant mineral uses in the study area have been the extraction of gravel and sand. An abandoned quarry exists in the area but reserves are limited and no future production is anticipated.

The major natural resources of La Habra Heights are shown on the Land Use and Circulation Map on Page 3. Streams are shown on the map on Page 16.

RECREATION

The main recreational uses in La Habra Heights consist of the Hacienda Golf Club, the City Park and riding ring, and the Cypress and Las Palomas equestrian rings. Equestrian activities are very popular in the Heights and the City encourages the private development and maintenance of trails. In that regard, the City may require, upon subdivision through tentative tract maps of large undeveloped parcels in the City or through non-residential Conditional Use Permits, the development of equestrian and pedestrian routes for the express purpose of provided access to the Skyline Trail.

SAFETY AND SEISMIC SAFETY

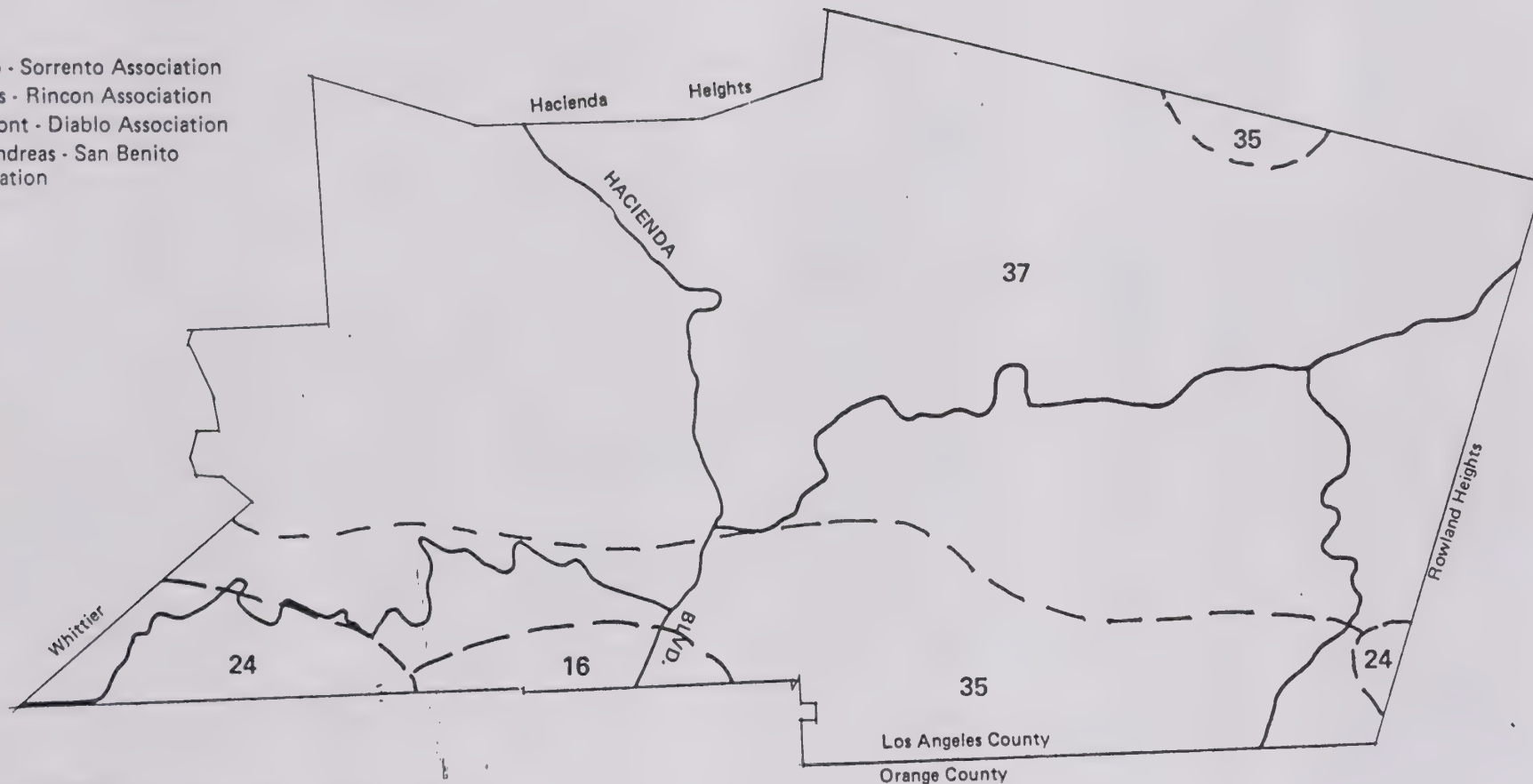
La Habra Heights is located in the western section of the Transverse Hill and Mountain range referred to generally as the Puente Hills. The north-dipping Whittier Fault Zone trends southeasterly across the northern and eastern portion of the area, marking a division between the Puente Hills to the north and northeast and west-trending La Habra Valley and Coyote Hills to the southwest. The area ranges in elevation from 400 feet at the lowest point to 1,450 feet at the highest point, with ridges and valleys aligned more or less "en echelon" along the Whittier Fault Zone. Steep ridges and deep canyons lead to small valleys. Only 20% of the area is considered level (less than 8% slope). Soil conditions vary accordingly, especially in relationship to the complex underlying rock formations.

No detailed soil survey is available for La Habra Heights. However, the U.S. Department of Agriculture Soil Conservation Service, working in cooperation with various Soil Conservation Districts, has prepared a soil report for Los Angeles County consisting of a generalized soil map and description of soil types. Information from this report as it applies to La Habra Heights is contained in the table and map on Pages 18 and 19.

CITY OF LA HABRA HEIGHTS

SOILS

- 16 – Mocho - Sorrento Association
- 24 – Perkins - Rincon Association
- 35 – Altamont - Diablo Association
- 37 – San Andreas - San Benito Association



SOURCE:

Report and General Soil Map Los Angeles County California revised December 1969, U.S. Department of Agriculture Soil Conservation Service.

This map is intended for general planning. Each delineation may contain soils different from those shown on the map. Use detailed soil maps for operational planning, and on site inspection for more detailed decisions.

TABLE OF SOIL CHARACTERISTICS AND QUALITIES

MAP SYMBOL		NUMBER 16		NUMBER 24		NUMBER 35		NUMBER 37	
SOIL NAME		Mocho-Sorrento Association, 2-9 percent slopes		Perkins-Rincon association, 0-15 percent slopes		Altamont-Diablo association, 9-30 percent slopes, eroded		San Andreas-San Benito association, 30-75 percent slopes, eroded	
POSITION		Gently to moderately sloping alluvial fans		Nearly level to strongly sloping terraces		Strongly sloping to moderately steep hilly areas		Steep to very steep mountains	
		MOCHO	SORRENTO	PERKINS	RINCON	ALTAMONT	DIABLO	SAN ANDREAS	SAN BENITO
SOIL PROFILE (DRY)	SURFACE LAYER	Grayish-brown loam (15 in.)	Brown, mildly alkaline loam (7 in.)	Brown, medium acid gravelly loam (12 in.)	Dk. grayish-brown mildly alk. silty clay loam (13 in.)	Dark brown neutral clay (12 in.)	Dark gray neutral clay (20 in.)	Grayish-brn. & brn. neutral & med. acid fine sandy loam (15 in.)	Dark grayish-brown neutral clay loam (28 in.)
	SUBSOIL	Grayish-brown & light brownish-gray loam. Moderately to strongly alkaline throughout becoming more calcareous with depth	Brown moderately alkaline loam (7 in.)	Reddish-brn. sl. acid, grav. clay loam or lt. clay (36 in.)	Brown mod. alk. & calcareous silty clay (22 in.)	Brown calcareous clay	Dark grayish-brown strongly calcareous clay	Grayish-brn. & brn. med. acid very fine sandy loam (13 in.)	Lt. yell. brown med. alk. and calcareous clay loam
	SUBSTRATUM OR PARENT MATERIAL		Yell. brn. & lt. yell. brn. mod. alk. loam strongly calc. to over 60 in.	Reddish brown cobble alluvium	Yell. brn. & white mod. alk. & very strongly calc. silty clay loam	Partially scattered calc. soft shale or sandstone at 24-36 in.	Very strongly calc. shale at 22-52 in. Few rock out-crops	Very pale brown soft med. grained sandstone.	Yell. brown soft calc. sandy shales at 36-48 in.
NATURAL DRAINAGE		Moderate well	Well	Well	Well	Well	Well	Well	Well
SUBSOIL PERMEABILITY		Moderate	Moderate	Slow	Slow	Slow	Slow	Moderate	Moderately slow
RUNOFF		Slow to medium	Slow to medium	Slow to medium	Slow to medium	Medium to rapid	Medium to rapid	Rapid to very rapid	Rapid to very rapid
EROSION HAZARD		Slight to moderate	Slight to moderate	Slight to moderate	Slight to moderate	Moderate to high	Moderate to high	High to very high	High to very high
EFFECTIVE DEPTH (IN.)		60	60	60	60	20 to 27	20 to 39	24 to 36	36 to 48
AVAILABLE WATER HOLDING CAPACITY (IN.)		7.5 to 10.0	8.5 to 10.0	7.5 to 9.0	9.0 to 10.5	3.0 to 4.5	2.5 to 5.5	2.5 to 3.5	6.5 to 8.5
INHERENT FERTILITY		High	High	Moderate	High	High	High	Moderate	High
PRESENT LAND USE		Urban, Crops	Urban, Crops	Urban Crops Orchards	Urban Crops Orchards	Urban Watershed Wildlife	Urban Watershed Wildlife	Watershed Wildlife Range	Watershed Wildlife Range

The presence of a high water table and expansive clay bedding has resulted in numerous landslides and potential landslides. Unrestricted development which adds more water into the ground from private waste systems can activate these existing and potential landslides.

Maps prepared by D.L. Durham and R.F. Yerkes (Geology and Oil Resources of the Eastern Puente Hills Area, Southern California, Geological Survey Professional Paper 420-B, U.S. Government Printing Office, Washington, 1964) indicate that the land area north of the Whittier Fault has been thrust up several thousand feet exposing the relatively unconsolidated Puente formations. These formations contain bentonitic or other clayey strata which, when water soaked, are very prone to landslides. The La Habra formation, exposed to the south of the fault, is relatively more consolidated. As a result, few visible landslides have been found south of the Whittier and related fault zones.

Based on several different forms of geologic evidence, the block north of the fault zone has moved upward and to the right (eastward) relative to the block south of the fault. Most of the upward movement is believed to have occurred on the southernmost continuous fault in the Whittier Fault Zone. The most recent known or inferred displacement on the Whittier Fault and its associated faults has taken place within the last 300,000 - 500,000 years; no known movement can be determined to have occurred in the last 11,000 years. In addition to displacement due to seismicity, reactivation of the Whittier Fault Zone due to earth movements on nearby faults or due to subsidence caused by oil pumping is possible, but not known to have occurred.

Although no evidence for movement for the last few thousand years in the Whittier Fault Zone has been found, no assurance can be given that movement will not occur in the future. Quoting Wentworth, Ziony, and Buchanan (C.M. Wentworth, et. al, Preliminary Geologic Environmental Map of the Greater Los Angeles Area, California, United States Geological Survey, TID-25363, U.S. Government Printing Office, Washington, 1970, Plate I.):

"Even faults with late Quarternary displacement that have not moved in the past 11,000 years may be active, however, for this is a relatively short time when compared to geologic time and the probable rates of tectonic process".

These statements, while typical of previous references to activity of the Whittier Fault, have been reexamined in the light of recent findings. Newly published studies in the geologic literature reveal the presence of small scale seismic activity on the Whittier Fault.

The State of California and County of Los Angeles regard the Whittier Fault as potentially active. Under the auspices of the Alquist-Priolo Act, an area one-eighth of a mile on either side of the Whittier Fault and its associated traces will be established as a special study zone by the state. Geologic reports will be required before any developments are approved with this zone. Seismic hazard manifests itself in two ways: fault displacement, such as along the Whittier Fault Zone, and

CITY OF LA HABRA HEIGHTS



- 21 -

FAULTS & LANDSLIDES

-- Whittier or associated faults

● Landslide



earthquake shaking which may be especially significant in areas containing alluvial materials such as along the valley floors and southwestern one-third of the community. Fault displacement is a fracture in the crust of the earth along which the sides move or are displaced, relative to each other, in a direction parallel to the fracture. Losses occur not only from displacement accompanying earthquakes, but also from fault creep, which displaces the ground along faults without violent earthquake shaking.

Losses due to earthquake shaking are greater than those from any other geologic hazard. Especially vulnerable are the structures built prior to the passing of the Field and Riley Acts in 1933. The County Assessor's records indicate that there are 105 pre-1933 homes in the city. Modern engineering technology, if applied to future construction in areas subject to earthquake shaking, could effect a 90% reduction of deaths and 50% reduction of dollar losses.

ENVIRONMENTAL RESOURCE MANAGEMENT POLICIES

1. Protect the Powder Canyon Significant Ecological Area.
2. Require preparation of a full environmental impact report before allowing any subdivision, development, or use of the Powder Canyon Significant Ecological Area.
3. In the Powder Canyon Significant Ecological Area, encourage clustering of dwellings so as to maximize environmental protection.
4. Preserve drainage courses in a natural state.
5. Encourage the planting of streamside vegetation, preferably native plants, along La Mirada Creek.
6. Develop an educational program for property owners for care and upkeep of small groves.
7. Encourage the use of the drip irrigation system for orchards to eliminate the need for terracing and permit orchards on steep slopes.
8. Continue oil production, subject to Conditional Use Permit procedures.
9. Encourage the creation of a master plan of equestrian and pedestrian routes to be developed and maintained through private effort.
10. Develop zoning regulations which will protect the aforementioned resources.
11. Prepare a more precise plotting of the Whittier Fault and associated traces and an appraisal of the area's seismic and landslide hazards.
12. Designate special study zones along active and potentially active faults within which geologic reports will be required before new construction can begin.

13. Inspect pre-1933 masonry buildings, especially those located in areas subject to damage from shaking, and require that they meet current standards.
14. Ensure that the existing circulation network can provide emergency service during a seismic or fire disaster.

PLAN IMPLEMENTATION

Adoption of the La Habra Heights Community General Plan does not mark the end of the planning process, but rather signals the beginning of activities designed to bring into reality the policies set forth in the plan.

The plan is a decision making tool which will guide public and private investment in the community. Proposals by public agencies to acquire or dispose of land or undertake construction projects in the community will be reviewed for consistency with the plan.

The City will initiate necessary changes in regulations, especially with respect to zoning and subdivision ordinances, to assure that private development also conforms to the goals and policies of the plan.

It is hoped that the various community groups will continue to be involved in preserving and fostering the La Habra Heights rural lifestyle.

Continuation of this community support demands that the plan be available to and understood by the residents and property owners of La Habra Heights. The plan also must be periodically reviewed to reflect changing conditions.

The community is encouraged to review and discuss all proposed development projects with the City government and other appropriate agencies.

ATTACHMENT I

RESOLUTION NO. 91-6

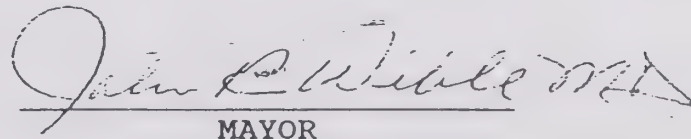
A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LA HABRA HEIGHTS AMENDING THE LAND USE
ELEMENT OF THE GENERAL PLAN REGARDING THE USE
OF THE SLOPE DENSITY FORMULA

THE CITY COUNCIL OF THE CITY OF LA HABRA HEIGHTS HEREBY
FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

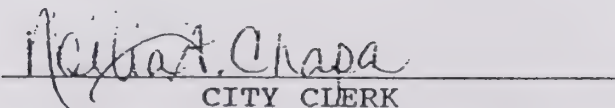
Section 1. The Section of the General Plan entitled
Land Use is hereby amended by amending the table setting forth
the slope density formula on page 6 to read as follows:

<u>Average Slope of Each Parcel of Project</u>	<u>Net Area Per Dwelling Unit In Acres</u>
Less than 30	1.00
30	1.06
31	1.13
32	1.21
33	1.30
34	1.44
35	1.61
36	1.84
37	2.14
38	2.55
39	3.16
40	4.00
41 & above	5.00

PASSED, APPROVED and ADOPTED this 21st day of
February, 1991.


MAYOR

ATTEST:


CITY CLERK

AYES: COUNCILMEMBERS: Collins, Hathaway-Francis, Kane,
Newbre and Wible

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

TRANSMITTAL DRAFT

HOUSING ELEMENT

submitted to:
State HCD

CITY OF LA HABRA HEIGHTS

SEPTEMBER 1992

RESOLUTION NO. 93 - 4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA HABRA HEIGHTS ADOPTING THE 1992 HOUSING ELEMENT OF THE GENERAL PLAN OF THE CITY OF LA HABRA HEIGHTS AND AN ASSOCIATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE CITY COUNCIL OF THE CITY OF LA HABRA HEIGHTS DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

Section 1. Pursuant to the requirements of Government Code Section 65588(a), the City Council of the City of La Habra Heights has reviewed the Housing Element of the General Plan of the City and has determined that it is appropriate to revise that Element to reflect the results of this review.

Section 2. The City prepared a draft Housing Element and submitted it to the state Department of Housing and Community Development ("HCD") for review on September 9, 1992 pursuant to Government Code Section 65585(b). HCD commented on the draft in the form of a letter dated October 23, 1992. The City has reviewed those comments and revised the draft in response to those comments. A copy of that revised draft is on file in the Office of the Planning Director of the City of La Habra Heights and is hereinafter referred to as "the revised Housing Element" or the "1992 Housing Element."

Section 3. Pursuant to Government Code Section 65352, copies of the revised Housing Element were provided to the County of Los Angeles, the La Habra Heights County Water District, the Lowell Joint Union School District, the Fullerton Union High School District, the Los Angeles County Local Agency Formation Commission, the City of Whittier, the City of La Habra and the Southern California Association of Governments for review and comment.

Section 4. Pursuant to the provisions of the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. ("CEQA"), the State CEQA Guidelines, California Code of Regulations, Title 14, Sections 15000 et seq., and the City's Local CEQA Guidelines, the City prepared an initial study and determined that there was no substantial evidence that the adoption of the 1992 Housing Element may have a significant effect on the environment. Accordingly, a negative declaration ("the proposed negative declaration") was prepared and notice of that fact was given in the manner required by law.

Section 5. Duly noticed, joint study sessions before the Planning Commission and the City Council to consider the revised Housing Element were held on August 11, 1992 and August 31, 1992. A further duly noticed public hearing before the Planning Commission to consider the revised Housing Element and the proposed negative declaration was held on January 19, 1993. On that date, the Planning Commission adopted Resolution No. PC 93-01 by unanimous vote and thereby recommended this City Council adopt the revised Housing Element. Finally, this City Council held a duly noticed public hearing on the revised Housing Element on February 11, 1993. Public comments on the negative declaration and revised Housing Element were invited by the Commission and Council at each of the public hearings.

Section 6. Based upon the facts contained in this Resolution, those contained in the staff reports and other components of the legislative record, those contained in the proposed negative declaration and revised Housing Element, and the public comments received by the Commission and Council, the City Council hereby finds as follows:

(a) The City Council has independently reviewed and analyzed the proposed negative declaration, the public comments upon it, and the other evidence before the Council and finds that there is no substantial evidence that the adoption of the revised Housing Element will have a significant effect on the environment. The City Council further finds that the proposed negative declaration reflects the independent judgment of the City of La Habra Heights.

(b) City staff and the City Council have reviewed the findings contained in HCD's comment letter of October 23, 1992 and the draft Housing Element has been changed to respond to those findings, as detailed in the document entitled "Responses to HCD Comments" presented to the City Council by City staff on February 11, 1993, which is incorporated herein by this reference as though set out in full, and the revised Housing Element incorporates those changes.

(c) The revised Housing Element is in full compliance with the requirements of Government Code Sections 65580 - 65589.8.

(d) The revised Housing Element is consistent with the other elements of the General Plan because the revised Housing Element uses the land use designations of the Land Use Element and those designations in turn are reflective of, and consistent with, the policies and provisions of the remaining elements of the General Plan.

(e) The housing goals, objectives, and policies stated in the revised Housing Element are appropriate for the City of La Habra Heights and will contribute to the attainment of the state housing goal.

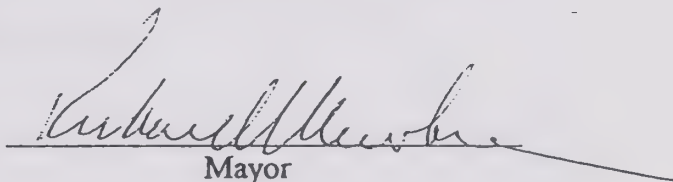
(f) The adoption of the revised Housing Element will aid the City's efforts to assist in the development of housing for all members of the community.

(g) For the foregoing reasons, the adoption of the revised Housing Element is in the public interest.

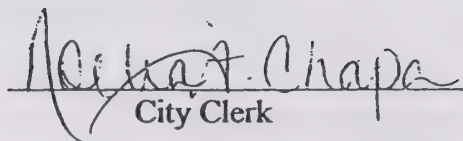
Section 7. The City Council of the City of La Habra Heights hereby adopts the proposed negative declaration and hereby further adopts the revised Housing Element as the 1992 Housing Element of the General Plan of the City of La Habra Heights.

Section 8. The City Clerk is hereby directed to distribute copies of the 1992 Housing Element as provided in Government Code Section 65357.

PASSED, APPROVED AND ADOPTED this 11th day of February, 1993.


Mayor

ATTEST:


City Clerk

AYES:	COUNCILMEMBERS:	Cooke, Hathaway-Francis, Newbre and Powers
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	Kane
ABSTAIN:	COUNCILMEMBERS:	None

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1. INTRODUCTION

OVERVIEW

In 1967, a housing element became the third mandated part of a community General Plan. In 1978, the City of La Habra Heights was incorporated. The City's General Plan, including a housing element, was adopted in 1980. In 1981, Article 10.6 of the Government Code was enacted to revise the content requirements of local housing elements. This legislation requires that a local housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a five-year housing program. In addition, a periodic revision and update of local housing elements is required.

According to the State Department of Housing and Community Development, the City's updated element must:

1. Comply with the substantive requirements of current housing element law (Article 10.6 of the Government Code, comprised of Sections 65580-65589.5).
2. Include a review of the current housing element encompassing an evaluation of its effectiveness, progress in implementation, and appropriateness of goals, objectives and policies.
3. Incorporate a five-year planning period covering 1989 to 1994.
4. Update existing and future housing needs based on the data prepared by the Southern California Association of Governments (SCAG).
5. Provide current information on site availability.
6. Revise goals, policies, objectives and programs to reflect the new needs analysis and the evaluation of the current Housing Element.

ORGANIZATION

The City's updated Housing Element is organized according to the major topics that must be considered in the document to comply with State law. These topics include:

- Section 2 -- Progress Report to explain the effectiveness, appropriateness and achievements of the previous Housing Element.
- Section 3 -- Housing Needs, Resources & Constraints associated with a wide variety of demand and supply factors (as listed on page 3-1).
- Section 4 -- Goals, Policies & Quantified Objectives relative to the maintenance, improvement, and development of housing.
- Section 5 -- 5-Year Housing Program to explain the planned actions to address La Habra Heights' housing needs.

DATA SOURCES

Several sources of information were relied upon to prepare the Housing Element Update including:

- Southern California Association of Governments, Regional Housing Needs Assessment, (December 1990). This data source is used for the quantification of "existing" and "projected" needs. The SCAG data must be used in local housing elements pursuant to State law and a State Attorney General's opinion.
- 1990 U.S. Census of Population and Housing. Appendix A contains the most detailed data currently (August 1991) available from the 1990 Census.
- California State Department of Finance, Demographic Research Unit, "County Population and Housing Unit Estimates". This data source is used to track trends on total population, households, and housing stock composition from 1980 to 1990.
- Current land, construction and housing cost data as supplied by local realtors and development entities.
- Land use and housing condition surveys accomplished in the field to identify development characteristics as well as rehabilitation and replacement needs.
- Adopted housing elements of jurisdictions adjacent to the City of La Habra Heights.

BACKGROUND

La Habra Heights' General Plan consists of the seven required elements which set forth the character of the community in terms of land use, open space, circulation and other features of physical, social and environmental importance. One of the seven elements of the General Plan is the Housing Element. According to Article 10.6 of the Government Code:

The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There are three subject areas that must be covered in a housing element including:

1. An assessment of housing needs and an evaluation of resources and constraints relevant to meeting these needs;
2. A statement of the community's housing goals, quantified objectives and policies; and
3. A housing program setting forth a 5-year schedule of implementation actions.

CITIZEN PARTICIPATION

State housing law encourages cities to involve all economic segments of the community in the preparation of the element. There were four components to the City's Housing Element community participation program:

1. Study Sessions — A study session on the Preliminary Draft report was conducted by the Planning Commission and City Council. Residents and others in attendance were encouraged to participate in the proceedings.
2. Public Distribution — The Draft was distributed at City Hall, to surrounding cities and interested groups, such as churches and seniors groups.
3. Public Hearings — To be held following HCD 45-day review period.

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The City's General Plan was adopted on December 18, 1980 and subsequently revised on October 13, 1983. Ten elements are included in the General Plan which are:

<input checked="" type="checkbox"/>	Land Use	<input checked="" type="checkbox"/>	Conservation/Open Space (combined)
<input checked="" type="checkbox"/>	Housing	<input checked="" type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Circulation/Scenic High- ways (combined)	<input checked="" type="checkbox"/>	Safety/Seismic Safety (combined)
<input checked="" type="checkbox"/>	Noise		

The Housing Element Update was accomplished in light of the above noted mandatory and optional elements. More specifically, the update incorporates the relevant land use designations of the Land Use Element and is consistent with the other elements of the City's General Plan.

2. REVIEW AND REVISION

INTRODUCTION

Section 65588(a) of the Government Code requires that the City review the current Housing Element to evaluate:

- • “Effectiveness of the element” (Section 65588 [a][2]): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).
- • “Progress in implementation” (Section 65583 [a][3]): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- • “Appropriateness of goals, objectives and policies” (Section 65588 [a][1]): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

1980 HOUSING ELEMENT

As noted earlier the City's current Housing Element was adopted in 1980. At that time, the element was prepared by a citizens committee and essentially represented a synopsis of existing conditions and key policies consistent with the balance of the General Plan. The current Housing Element recognizes that: “Federal and State law find the subject of housing to be of vital importance and declare the early attainment of a decent home and a satisfying environment to be a priority of the highest order.”

In addition, the current Housing Element acknowledges that: “California law states that the provision of housing affordable to low and moderate income households requires the cooperation of all levels of government. It further states that local governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make provisions for the housing needs of all economic segments of the community.”

PROGRESS IN IMPLEMENTATION

Specific programs and quantitative objectives against which progress could be measured were not included in the 1980 Housing Element. Some of the actions taken by the City during the past decade did relate to housing:

- √ Maintaining an inventory of vacant sites, based on the parcel data published by the County of Los Angeles Assessors Office.
- √ Continuing to remain a participating jurisdiction in the County of Los Angeles CDBG program.
- √ Processing a specific plan and environmental impact report for the Powder Canyon area.
- √ Make available a pamphlet explaining fair housing rights and responsibilities.

APPROPRIATENESS

The goals and policies of the current Housing Element remain appropriate. However, the City believes that is helpful to fully restate its goals and policies and to provide greater detail in the context of this Housing Element update.

Among the development constraints cited in the current Housing Element were topographic, land and infrastructure impediments. The Housing Element states: "The ability of La Habra Heights to provide low and moderate income housing is hampered by many factors. Most of the land in the community is already developed. Approximately 1,200 acres in 500 ownerships are undeveloped. Most of this vacant land consists of relatively steep slopes; except in rare instances, sewers are not available; and, the road system was designed for an agricultural community and can only support very low density residential development."

EFFECTIVENESS

As noted in the 1980 Housing Element, which was prepared by a citizens committee, the City lacked social, economic and housing data on existing and projected conditions. This deficiency was corrected during the decade by acquiring relevant information from the Southern California Association of Governments; State Department of Finance; County of Los Angeles Assessors Office; and most recently by the availability of data from the 1990 Census.

During the life span of the current Housing Element, the City became a participating jurisdiction in the Los Angeles County community development block grant program. Vacant land has been monitored annually through the County Assessors data. The physical and infrastructure constraints affecting land availability continue to exist and cannot be mitigated.

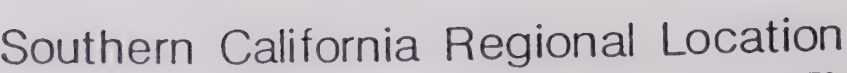
Since adoption of the 1980 Housing Element, an estimated 144 housing units have been constructed and 9 dwellings demolished. There have been zero housing units rehabilitated (i.e., housing units previously determined to be deteriorated).

3. HOUSING NEEDS, RESOURCES & CONSTRAINTS

INTRODUCTION

According to Article 10.6, Section 65583 (a), of the Government Code, a housing element must contain: "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

1. Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
2. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
3. An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
4. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
5. Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
6. Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
7. Analysis of opportunities for energy conservation with respect to residential development.



8. An assessment of existing assisted housing developments that are eligible to change to non-low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use contracts."

The purpose of Section 3 is to provide data, information and analysis that responds to these housing element planning requirements:

REGIONAL SETTING

Incorporated in 1978, the City is located about 25 miles southeast of downtown Los Angeles. Although the rural, hillside community consists predominantly of one-acre residential lots, it is surrounded by other communities having a variety of development characteristics. The narrow winding roads contribute to the rural feel of La Habra Heights; however, they make access from adjacent communities to the City difficult.

Exhibit 1 delineates the community's location relative to the southern California region. As noted, the City is situated in Los Angeles County next to the start of the boundary for Orange County. The City's vicinity to immediately adjacent communities is shown on Exhibit 2. Several cities and communities surround and landlock La Habra Heights. La Habra and Brea in Orange County and Whittier, Hacienda Heights and Rowland Heights in Los Angeles County. The City does not have an adopted Sphere of Influence larger than its current corporate limits.

HOUSING NEEDS ASSESSMENT

Section 65583 (a)(1), as noted above, requires that one part of the housing needs assessment include:

- ☐ • Analysis of population and employment trends.
- ☐ • Documentation of population and employment projections.
- ☐ • Quantification of existing needs.
- ☐ • Quantification of projected needs.

The assessment of existing and projected needs must include the locality's share of the regional housing need, as explained earlier.

Population and Employment Trends

Population Trends

In 1980, the City's population was not included in the Federal Census. The boundaries of the City, as established by the 1978 incorporation, were roughly the same as two 1980 census tracts — #5002.00 and #5002.01. The combined population of these two tracts, per the April 1980 Census, was 4,520. Exhibit 3, on the next page, delimits the boundaries of the two census tracts covering La Habra Heights.

According to SCAG, the City's 1984 estimated population was 5,018.* And by January 1, 1991, the City's population was estimated to have reached 6,229 persons based on data prepared by the California Department of Finance.** Thus, the City's population growth has been modest, averaging about 155 persons annually from 1980 to 1991. Between 1980-1991, the City's population grew by 27% which is indicative of the amount of housing added to stock during this time period.

Employment Trends

Data on the number of jobs in the City are unavailable for 1980. There were, however, about 2,300 resident workers which indicates that 50% of the City's population was employed or in the labor force. As of 1984, SCAG estimated that there were 522 jobs in La Habra Heights. This estimate appears to have overstated the actual employment within the City and may have contributed to also over-projecting the City's "share of regional housing needs".

As part of the Housing Element update, an employment survey was completed of the only job centers situated within La Habra Heights: City Hall; Volunteer Fire Department; Hacienda Country Club; the Heights Christian Preschool and Infant Center; Hillcrest Country Day School; La Habra Christian Church; and Hillcrest Congregational Church. The results of the employment survey, which are summarized on page 3-7 in Table 1, indicate a total of 134 full-time employees.

* Southern California Association of Governments, Draft City Projections (Baseline with Adjustments to Reflect City Comments) February 1987.

** California Department of Finance, Demographic Research Unit, "Los Angeles County Population and Housing Estimates, (January 1, 1991).

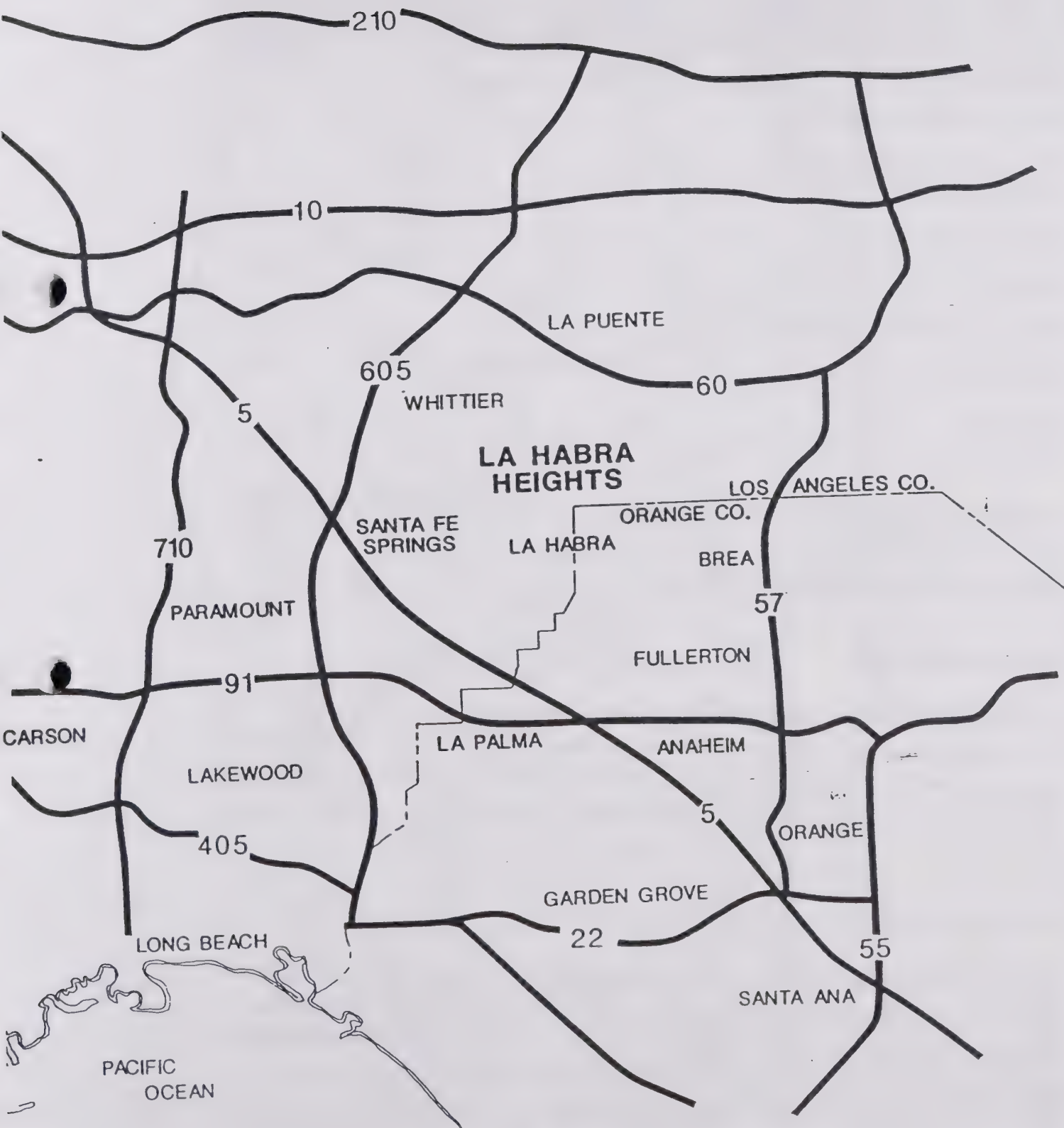


TABLE 1
CITY OF LA HABRA HEIGHTS
EMPLOYMENT SURVEY — AUGUST 1991

Employment Center	Full Time	Part Time
Hacienda Country Club	62	24
The Heights Christian Preschool and Infant Center	35	2
Hillcrest Country Day School	4	14
La Habra Christian Church	6	20
Hillcrest Congregational Church	4	4
Volunteer Fire Department	12 (on site per day)	130
City Hall	11	2

Source: Employment survey and interviews conducted by Castañeda & Associates in early August 1991.

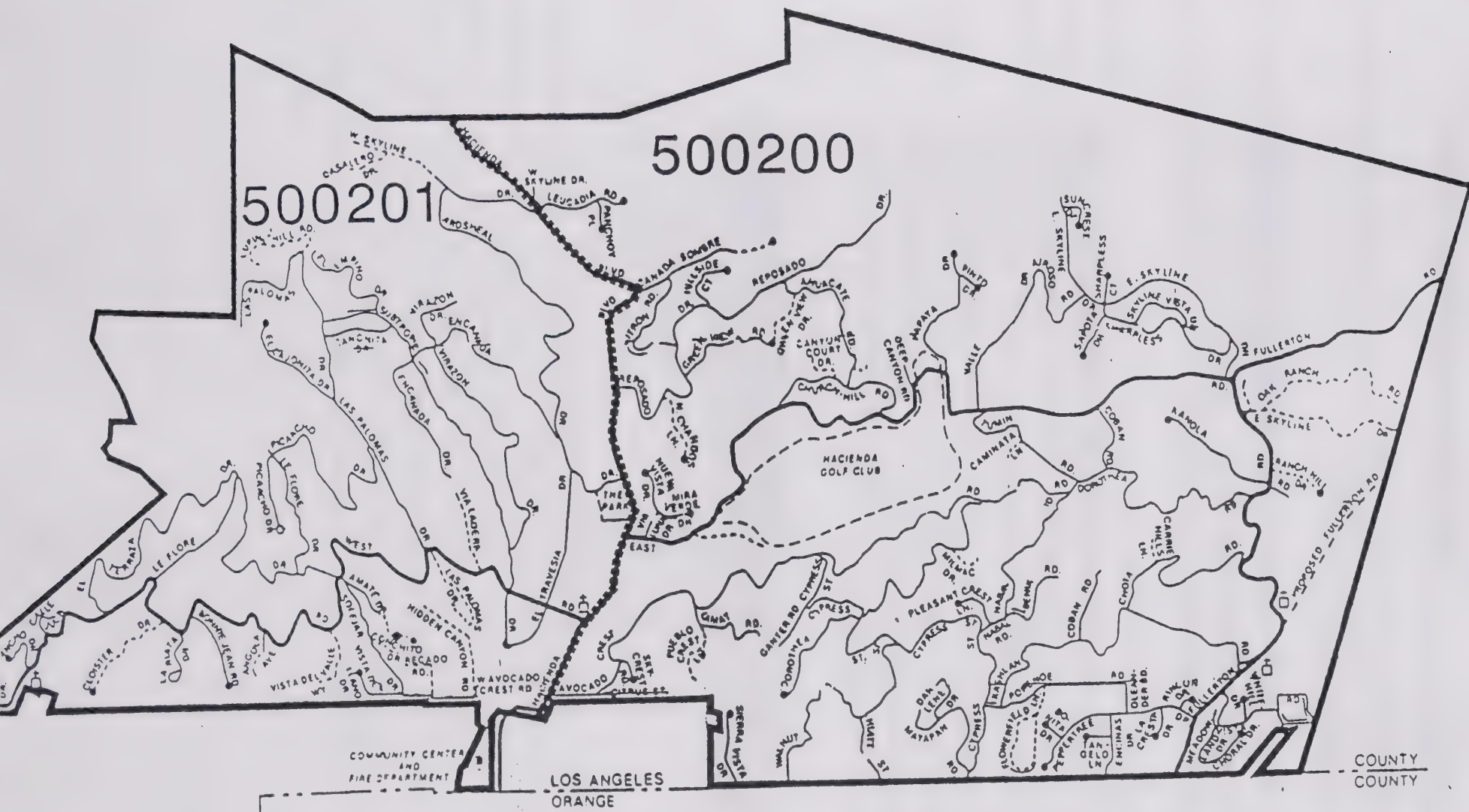
Population and Employment Projections

Population Projections

According to projections prepared by SCAG, the City's population by the year 2010 is to reach 6,635 persons, an increase of 406 above the January 1991 estimate. This population projection would result in a 6.5% increase during the 19 year time period from 1991-2010. This lowered population growth rate reflects build out and a reduced need for new housing construction.

Employment Projections

Between 1984 and 2010, SCAG has projected an increase of 263 jobs within the City (from 522 to 785). It is questionable, as observed earlier, then the present job level is as high as estimated by SCAG. The projected net increase of 263 jobs during a 20-year period may be plausible depending on the decisions to be made on the balance of vacant land in the City. The five-year increase is 50 jobs within the City which is unlikely since no land use has been approved that would generate that level of employment. Thus, the City's 1994 employment total is projected to be no greater than 50 above current totals.



Southern California Association of Governments Criteria

Definition of Need: "Future Need" is defined as number of additional housing units by income level that will have to be added to each jurisdictions' housing stock from July 1, 1989 to June 30, 1994 in order to meet the projected household increase in the City and adjustment for vacancies.








Income Limits: The U.S. Department of Housing and Urban Development (HUD) estimates "area median family income". A set of factors is used to calculate income limits by "family" size. In HUD regulations, family has the same meaning as household. These income limits are used to categorize households by income. The same circumstances apply to the moderate income level: HCD multiplies HUD's area median family income by a set of factors to determine a set of moderate income limits by household size. The 1991 Los Angeles County median income was \$42,000. Income limits pertinent to La Habra Heights are listed below:

Income Group	Percent of Regional Median Income	Income Limits
Very low	< 50%	< \$21,000
Low	51% - 80%	\$21,000 - \$33,600
Moderate	81% - 120%	\$33,601 - \$50,400
Above Moderate	121%+	\$50,401 +

Projected Needs and Share of Regional Housing Need

Article 10.6 Requirements

Under Section 65584 (a), regional planning agencies such as SCAG are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration seven factors:

-  Market demand for housing
-  Employment opportunities
-  Availability of suitable sites
-  Availability of public facilities
-  Commuting patterns
-  Type and tenure of housing needs
-  Housing needs of farm workers

In addition, the distribution of housing need, pursuant to the state housing element law, must seek to avoid further impacts on jurisdictions with relatively high proportions of lower income households.

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, "... a locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584 (a)). In addition, according to that same section, "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria" set forth by the State Department of Housing and Community Development. In the case of La Habra Heights, this appropriate council is SCAG.

HOUSEHOLD AND HOUSING CHARACTERISTICS

Section 65583 (a)(2) of the Government Code requires that a housing element include an analysis of:

- ☐ Level of payment compared to ability-to-pay;
- ☐ General housing characteristics;
- ☐ Overcrowding; and
- ☐ Housing stock condition.

Level of Payment Compared to Ability-to-Pay

An analysis of this household characteristic depends on regional income thresholds and the City income and tenure distributions. Data on these characteristics and distributions are contained in Tables 3 and 4. The information presented in these tables is summarized in the following paragraphs.

Regional Income Limits

Table 3 presents income limits for various income groups as of February 1991. As noted, two factors determine each income category: annual household income and the number of persons in the household.

Affordable Monthly Payments

The amount that can be afforded by the income group are calculated in Table 4. The "affordable" monthly level of payments are computed on the basis of an allocation of 30% of monthly income toward housing costs.

Future Projected Need: The projected need is 110 housing units during the 1989-1994 time period according to the Regional Housing Needs Assessment prepared by SCAG. Table 2 lists the 5-year new construction needs by income group for La Habra Heights. These needs provide the basis for calculating the amount of land necessary to have an adequate inventory of housing sites.

TABLE 2
CITY OF LA HABRA HEIGHTS
SHARE OF REGIONAL HOUSING NEEDS — 1989-1994

Income Group	Number of Housing Units	Percent
Very Low	10	9.1%
Low	12	10.9%
Moderate	10	9.1%
Above Moderate	78	70.4%
Total:	110	100.0%

Source: Southern California Association of Governments, Regional Housing Needs Assessment, 1989.

Table construction by Castañeda & Associates.

Between July 1989 and December 1991, an estimated 31 housing units have been constructed and 3 dwellings demolished. Thus, 28 housing units have been added to the City's housing stock. The net need through the balance of the planning period (January 1992-June 1994) is 82 housing units. It is assumed that all 31 dwelling units constructed since mid-1989 had sales prices above the moderate-income thresholds.

Summary of Housing Needs Assessment

From 1980 to 1991, the City's population has increased from about 4,520 to 6,229 persons, an average of about 155 per year. Official projections indicate that the City's population should reach 6,635 persons by 2010. There are an estimated 134 jobs within the City, a number significantly lower than SCAG estimates. During the 5-year period from 1989-1994, an increase of 50 jobs has been projected by SCAG. There is a projected need (89-94) of 110 new housing units of which 20% are for very low and low income households.

TABLE 4
CITY OF LA HABRA HEIGHTS: LEVEL OF HOUSING
PAYMENT COMPARED TO ABILITY-TO-PAY — 1991

Persons Per Household	Annual Income Limits	Monthly Level of Payment
<u>Very Low Income</u>		
1	\$15,250	\$381
2	\$17,400	\$435
3	\$19,550	\$489
4	\$21,750	\$544
<u>Lower Income</u>		
1	\$24,350	\$609
2	\$27,850	\$696
3	\$31,300	\$783
4	\$34,800	\$870
<u>Moderate Income</u>		
1	\$36,550	\$914
2	\$41,750	\$1,044
3	\$47,000	\$1,175
4	\$52,200	\$1,305

Table construction by Castañeda & Associates.

TABLE 3
INCOME LIMITS BY CATEGORY
REGIONAL HOUSING NEEDS STATEMENT
LOS ANGELES REGION — 1991

Income Category	<u>Limit By Size</u>					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Very Low	\$15,250	\$17,400	\$19,500	\$21,750	\$23,500	\$25,250
Low	\$24,350	\$27,850	\$31,300	\$34,800	\$37,600	\$40,350
Median	\$30,450	\$34,800	\$39,150	\$43,500	\$47,000	\$50,450
Moderate	\$36,550	\$41,750	\$47,000	\$52,200	\$56,400	\$60,550

Source: U.S. Housing & Urban Development and State Housing & Community Development Department. Based on median income of \$42,000 (2/91).

TABLE 5
CITY OF LA HABRA HEIGHTS
OVERCROWDED HOUSEHOLDS BY TENURE — 1990

Household Size	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
1.01 to 1.50	23	6	29	78.4%
1.51 to 2.00	4	2	6	16.2%
2.01 or more	2	0	2	5.4%
Total:	29	8	37	100.0%

Source: 1990 Census of Population and Housing.
 Table construction by Castañeda & Associates.

Housing Characteristics

As of April 1990, La Habra Heights had a housing stock comprised of 2,161 dwelling units. The stock includes single-family dwellings; attached single family units; a 2-4 unit structure; and 2 mobile homes.

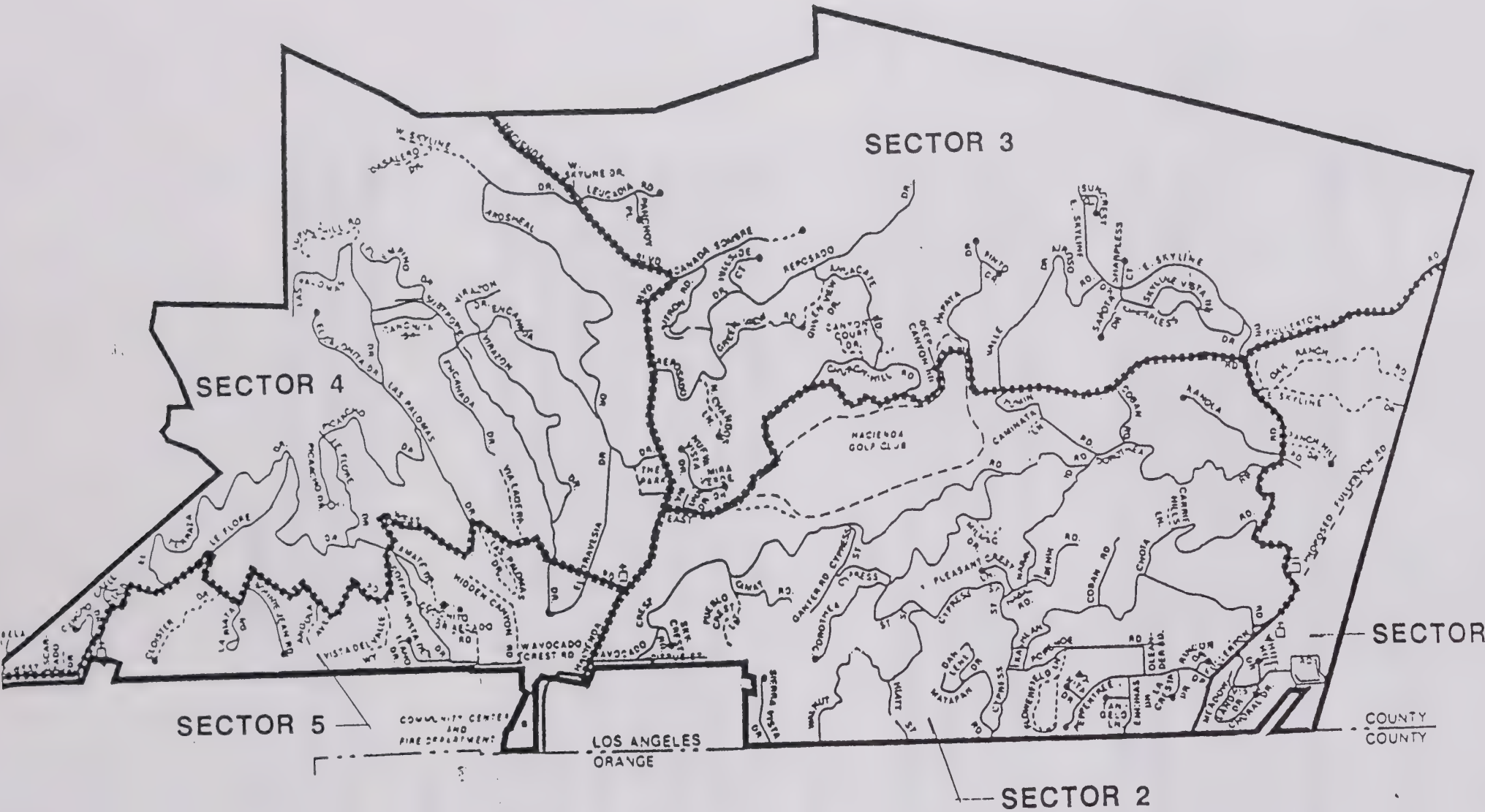
Of all the City's occupied housing units, 95.7% are owner-occupied and 4.3% renter-occupied as of April 1990. The total housing stock equalled 2,161 dwellings of which 70, or 3.2%, were vacant at the time of the 1990 Census. Almost all owners resided in 1 unit detached structures. Likewise, renters predominately lived in 1 unit detached structures.

Overcrowded Households

A unit is considered overcrowded if it has more than 1.01 or more persons per room (excluding bathrooms, halls, or utility rooms). There are presently less than 37 overcrowded households residing in La Habra Heights, according to the 1990 Census. Overcrowding, therefore, affects only 1.7% of the City's total households (37 ÷ 2,091). As shown in Table 5 on the next page, the majority of overcrowded households are owners, which is different from the situation in most other southern California communities. Most of the residents who reside in overcrowded conditions may have sufficient financial resources to obtain dwellings with more space and, thus, there is no true need for a major action program in this area.

Housing Stock Condition

On July 16 and 17 Castañeda & Associates conducted a housing condition survey of the City of La Habra Heights. According to the State Department of Finance, the City has 2,185 housing units as of January 1991. The field survey indicated that 26 units, or 1.24% of the housing stock, required some degree of rehabilitation.



Neighborhood Areas
LA HABRA HEIGHTS HOUSING ELEMENT

Castañeda & Associates divided the City into five (5) sectors which are identified in Exhibit 4 and are described below:

- Sector 1: South and east of Fullerton Road.
- Sector 2: East of Hacienda, south of East Road and west of Fullerton Road.
- Sector 3: South and west of the City boundary, north of East Road and east of Hacienda.
- Sector 4: South of east and the City boundary, north of West Road and west of Hacienda.
- Sector 5: South and east of West Road, west of Hacienda and north of City boundary.

A "windshield survey" evaluated the following criteria:

- ☐ Premise conditions
- ☐ Exterior structure appearance (paint, stucco, wood, etc.)
- ☐ Roof (repair required)

The windshield survey covered every street and unit in the City with notations made and photographs taken only of those housing units showing evidence of needed repairs from an exterior examination. As indicated above, only 26 units were identified as requiring some degree of rehabilitation. The degree of rehabilitation can be further described as follows:

- ☐ Minor rehabilitation — e.g., one criterion
- ☐ Significant rehabilitation — e.g., combination of two criteria
- ☐ Major rehabilitation — all three criteria

Summary of Household and Housing Characteristics

Income limits and ability to pay standards are listed in Tables 3 and 4. La Habra Heights' housing stock consists of 2,161 dwellings; almost all of these dwellings are single-family structures. Overcrowding is not a problem in the City; there are only eight renter overcrowded households according to the 1990 Census. About 96% of all the housing units are owner-occupied. There are 26 housing units needing rehabilitation and three dwellings needing replacement (the potentially illegal units).

On a sector-by-sector basis, the findings are illustrated in the following table:

TABLE 6
CITY OF LA HABRA HEIGHTS
HOUSING CONDITION SURVEY

Sector	Minor Rehab.	Significant Rehab.	Major Rehab.	Total	Percent
1	3	0	0	3	11.5%
2	5	3	1	9	34.7%
3	1	1	2	4	15.4%
4	6	0	1	7	26.9%
5	3	0	0	3	11.5%
Total:	18 69.2%	4 15.4%	4 15.4%	26	100.0%

As the above table indicates, 18 units required minor rehabilitation (69.2%), four (4) units required significant rehabilitation (15.4%) and four units (4) required major rehabilitation (15.4%). In no instances did any units require demolition or replacement. The largest number of units requiring rehabilitation were located in Sector 2 (34.7%) followed by Sector 4 (26.9%), Sector 3 (15.4%) and both Sectors 1 and 5 were the same at 11.5%. While conducting the survey, Castañeda & Associates identified three possibly illegal units, two located in Sector 3 and one in Sector 2.

The extent of rehabilitation needs in the City is very small, amounting to about 1% of the stock. This level of need can be met by the City's existing code enforcement.

Vacant Sites

There is potential for 252 housing units to be built on vacant land as summarized below:

Zoning	Location	Dwelling Units
R-A-1	Lynch Specific Plan	16
R-A-1	Hypothetical Project	25
R-A-1	Scattered Lots/Infill	75
Specific Plan	Powder Canyon	136 (proposed)

The methods for calculating the holding capacities included: 1) the development of preliminary specific plans for the Lynch and Powder Canyon properties; 2) applications submitted to the City on scattered/infill lots; and 3) the development of a hypothetical project on R-A-1 property. The vacant sites analysis represents housing unit potential through mid-year 1994. It is possible that other parcel or subdivision maps could be submitted to the City for review during the next two years.

Exhibit 5 on the next page shows the location of these sites, as well as the Powder Canyon area.

Recycling Sites

Conversion of non-residential to residential land use is not expected in the next five years (1989-94). The City has few non-residential land uses and all of these are either in adequate condition or relatively new construction. Consequently, these uses cannot be expected to recycle to residential use during the life of this Housing Element Update (1989-1994). In addition, most residential development in the City is new and is not projected to recycle to new, higher intensity land uses.

SITE AVAILABILITY

Section 65583 (a)(3) of the Government Code requires that the housing element include a site availability analysis with respect to:

- ☐ • An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment.
- ☐ • An analysis of zoning in relationship to those sites.
- ☐ • Adequacy of public services and facilities to the sites.

Land Suitable for Residential Development

Overview

State law requires an inventory of land suitable for residential development. The main requirement is that there is sufficient land to accommodate the La Habra Heights' share of regional need. There are two sources of land: vacant sites; and recycling sites.

The City of La Habra Heights has only one residential zone district which is comprised of two minimum lot size limitations. The smallest lot size that can be created is 20,000 square feet and they can only be located in certain specified locations within the City. For the remainder of the residentially zoned portions of the City the minimum lot size is one acre. Based on the topography of the existing site, the minimum lot size can range from one acre to five acres. Parcels of land having an average slope of 40% or more must contain at least five net acres.

The densities permitted by the land use classifications have been based on the ability of the land and infrastructure's ability to support the projected population. The constraints include: Lack of Sewers; Geologic Setting; Rural Design and Community Roadway Character; and Fire Flow Requirements. These constraints are discussed more fully below.

Zoning

The zoning for all sites suitable for residential development permit single-family dwellings. Land use entitlement is allowed by the R-A-1 zone or adoption of a Specific Plan.

Public Services and Facilities

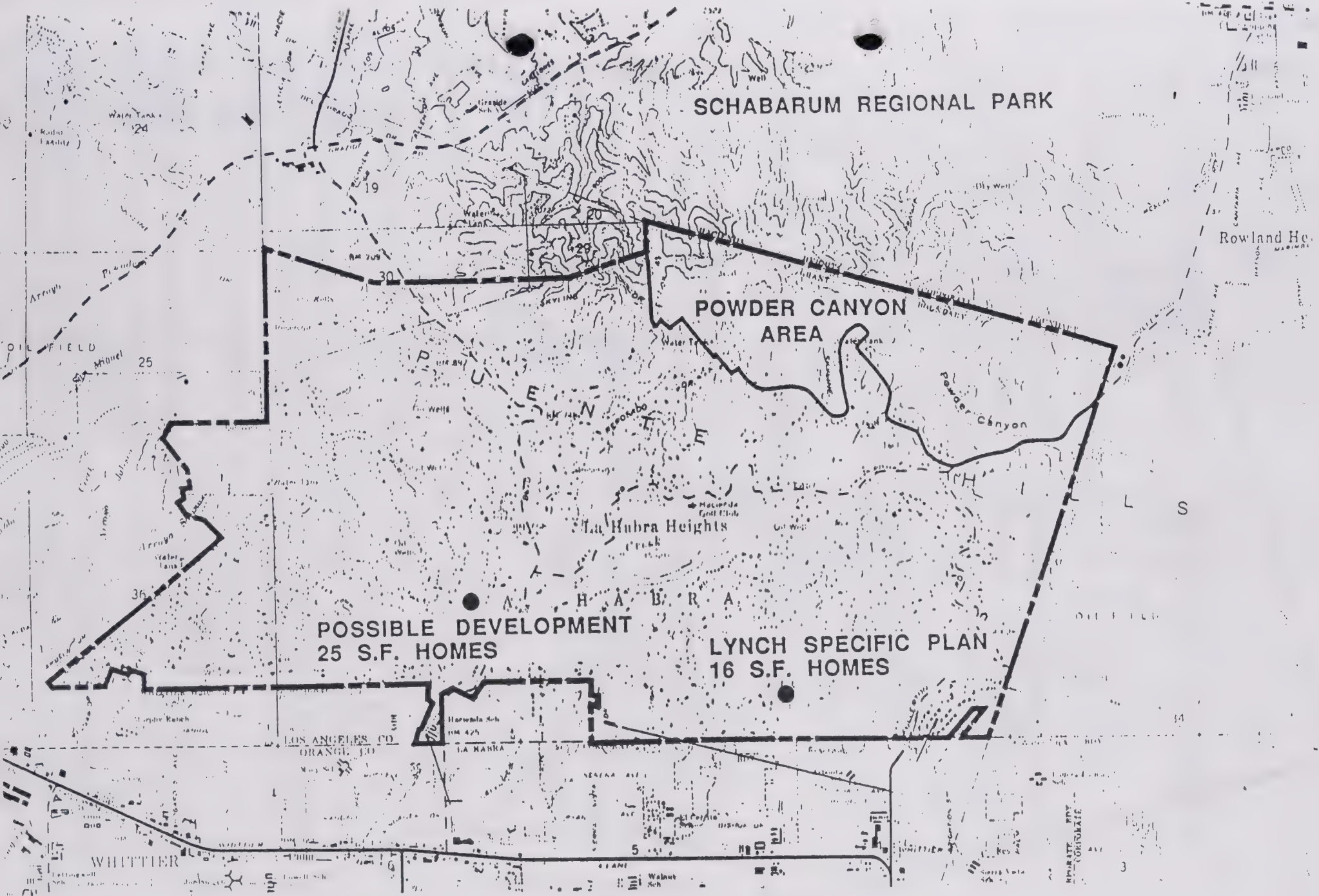
There are constraints for the provision of adequate public services and facilities and ensuring adequate infrastructure to meet the demand generated by new residential development. The City has no city-wide sanitary sewer system and limited roadway capacity. The sewage affluent of 97% of the residential structures in the City is disposed of into cesspools, and leach lines which enter the earth strata and percolate into the soil. The current methods of answering the City's service needs is predicated on one acre lots which places an acceptable level of risk on the amount of affluent entering the earth strata in the City.

Community development policies pertaining to the provision of public services and facilities include:

- ☐ • Require proof that sewage can be safely disposed of in compliance with applicable laws before building permits are issued or land divisions approved.
- ☐ • Require that adequate water service for fire protection be available before any property is approved for land division or building permits.

Inventory of Land in Comparison to Need

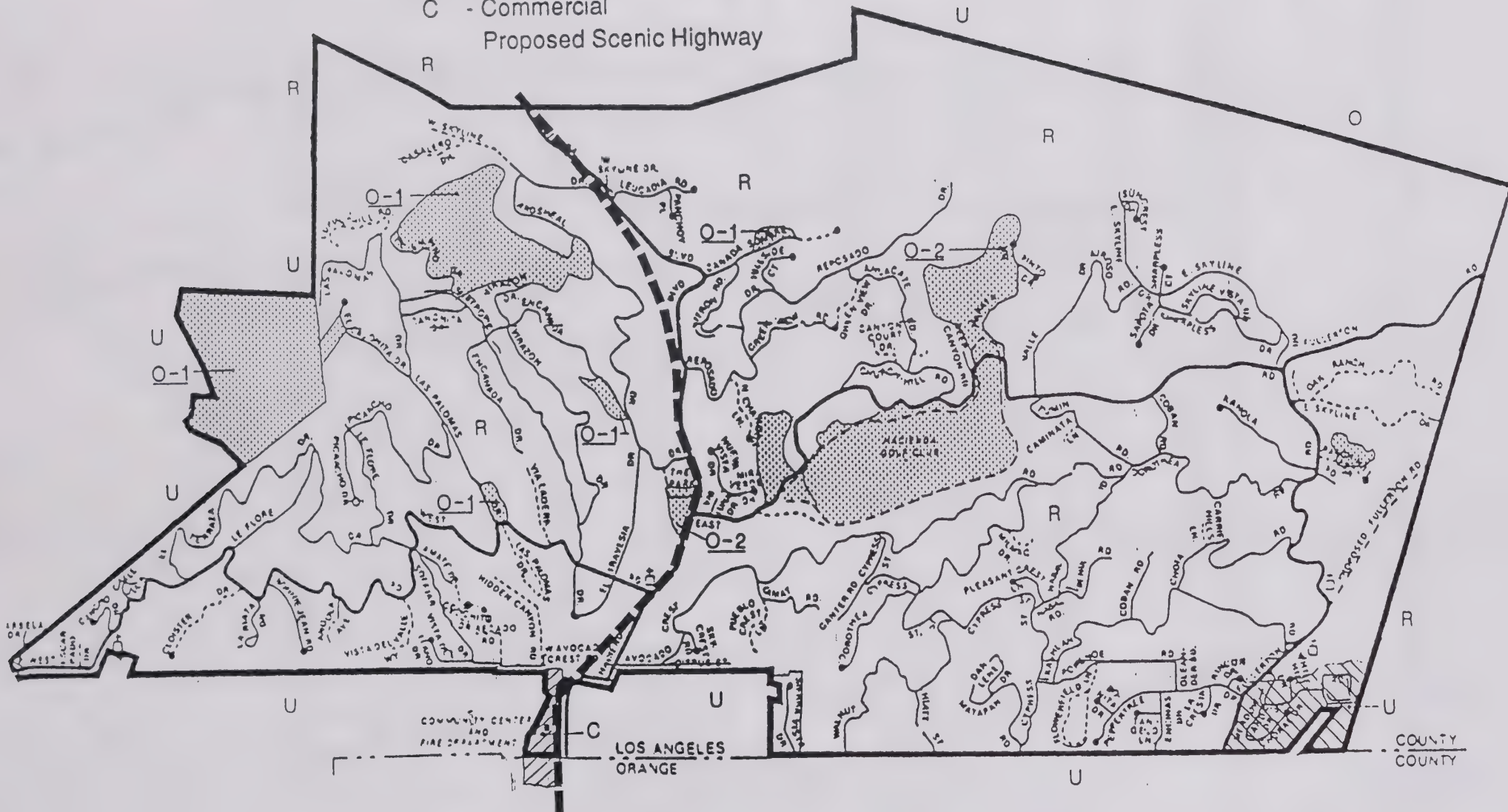
There is sufficient land to accommodate development of 110 housing units in light of vacant land availability and dwellings already constructed since mid-year 1989. Given the land values in the City affordable housing strategies will need to be set forth in this Housing Element to develop financial subsidies for "very low" and "low income" housing needs (22 dwellings combined).



Suitable Sites for Residential Development
LA HABRA HEIGHTS HOUSING ELEMENT

- R - Rural-1 or less units/gross acre
- U - Urban- 1.1 to 3.2 units/gross acre
- O-1 - Open Space for Resource Production
- O-2 - Open Space for Recreation
- C - Commercial

Proposed Scenic Highway



Land Use and Circulation LA HABRA HEIGHTS HOUSING ELEMENT

GOVERNMENTAL CONSTRAINTS

Section 65583 (a)(4) of the Government Code mandates an analysis of how governmental factors affect the maintenance, improvement and development of housing for all income groups. The relevant legislation cites the following potential or actual constraints:

- ☐ Land use controls (Land Use Element and Zoning);
- ☐ Building codes and their enforcement;
- ☐ Site improvements;
- ☐ Fees and other exactions;
- ☐ Local processing and permit procedures.

These factors, which are under the influence or direct control of La Habra Heights, affect two very important aspects of the housing market: 1) the range and diversity of housing which can be built in the City; and 2) the cost of new housing production. The Statewide legislation does not presume that the City regulates these factors in such a way as to restrict housing choices or raise housing costs above normal levels. However, if the analysis does reveal that unnecessary constraints are being imposed then it is expected that efforts will be made to reduce or lessen the impacts.

Land Use Controls

Land Use Element

According to the General Plan, the predominant land use in La Habra Heights is, and will continue to be low density residential. The vast majority of the City is shown in a Rural classification, allowing houses on lots ranging in size from one acre to five acres. Exhibit 6 shows the boundaries of each land use category.

The Urban category applies only to existing subdivisions at the southern edge of the City with lots smaller than one acre. Permitted density ranges from 1.1 to 3.2 units per acre.

The Open Space designation allows recreation uses, such as golf courses and parks. Also permitted are oil and natural gas production and storage.

Zoning

The City's Zoning Map is shown on Exhibit 7. Existing zoning regulations require that lots in a one acre zone contain both a gross area of 43,560 square feet and net area of 40,000 square feet. Net area does not include any land that is subject to street or other easements where the landowners does not have the right to use the entire surface level. Gross area includes all land in an ownership, including that subject to street and other easements. The City encourages the development of a private trail system for horseriding and hiking through easements across private property. So as not to penalize landowners who offer such easements, these easements are not deducted from the net area. A summary of development standards is presented in Table 7.

The City's land use controls provide for the possible development of a variety of housing types, including, as noted, townhouses and apartments. The City does not prohibit mobile homes or factory built housing. The open space and setback requirements of the City are appropriate given the development already existing in the City at the time of incorporation and topographic constraints. Parking standards, while high on a comparative basis, are necessary due to the high automobile ownership rate and physical difficulties of providing off-street parking on narrow roads.

The City's land use controls provide for only the development of single-family dwellings. The site development standards are directly related to the average slope of the building site. As the average slope of the site increases, the amount of required natural open space increases; the amount of the site that can be graded decreases; the amount of impervious material that can be placed on the site decreases and the building envelope decreases in size and area. These restrictions are made necessary by the geological, infrastructural and environmental constraints established below.

The open space and setback requirements of the City are appropriate given the development already existing in the City at the time of incorporation and topographic constraints. Parking standards, while high on a comparative basis, are necessary due to the high automobile ownership, safety hazards rate and physical difficulties of providing on-street parking on narrow roads.

The Commercial classification allows only office and professional uses. Retail commercial or residential uses are prohibited.

The Land Use classifications state a range of densities allowed in each category. The General Plan does not assume that the maximum density permitted will be allowed in all cases. In determining the actual density that will be allowed in a particular project, the City must consider such factors as topography, access, seismic and geologic conditions, nearby uses and intensities.

According to the General Plan, in the Powder Canyon SEA (significant ecological area), attached housing; e.g., condominiums, townhouses, or apartments, may be allowed in order to minimize disruption of sensitive environmental areas. In addition, the General Plan states that in the Powder Canyon SEA, clustering of dwellings should be encouraged to maximize environmental protection.

The General Plan addresses a variety of environmental concerns by imposing slope density standards which directly correlate the intensity of development to the steepness of the land. Except as noted below, the allowable density may not exceed that shown on the following slope density formula. Average slope is computed by the formula $S = 0.002296 IL/A$, where S is average percent slope, I is the contour interval in feet, L is the total length of contours in feet, and A is the area of the site in acres.

Average Slope of Project	Gross Area Per Dwelling Unit in Acres
30	1.06
31	1.13
32	1.21
33	1.30
34	1.44
35	1.61
36	1.84
37	2.14
38	2.55
39	3.16
40	4.00
41 and above	5.00

When a project is adjacent to predominantly developed areas, the intensity and topography of existing development may be used by the Planning Commission to override the minimum lot size requirement of the proposed project.

The City of La Habra Heights has adopted an ordinance which prohibits second units on single-family lots. The ordinance make the following findings which specify the adverse impacts on public health, safety and welfare which would result from allowing second units, and which justify their preclusion in La Habra Heights:

- • Lack of Sewers — Development of second units could potentially double the amount of sewage effluent currently entering the soil, thereby exacerbating soil stability problems.
- • Geologic Setting — Numerous active landslides in La Habra Heights greatly diminish development potential and call for caution in increasing densities.
- • Rural Street Design — The roadways in La Habra Heights are generally curvy and narrow (eighteen [18'] feet of paving in many locations), with no curbs, gutters, street lights or sidewalks. Many streets are private and unimproved or not improved to local street standards. In many instances equestrian and pedestrian use is made of shoulders directly adjacent to the roadway paving. Roadways in the City are generally long and narrow with lengthy cul-de-sacs (one way in and out). Virtually all City streets have no capacity for on-street parking. The current capacity and design of the roadways cannot withstand the increased traffic congestion and parking requirements associated with increased densities.
- • Public Transportation and Access — There is no means of public transportation within the City and non convenient access to essential shopping facilities. The addition of second units in the City would, therefore, generate increased traffic beyond the capacity of the City's roadway network.
- • Fire Flow Requirements — The introduction of second units in La Habra Heights would change the infrastructure requirements on water pressure in the City, and as the Water District has no funds to revamp the water system, fire fighting capabilities would be compromised due to reduction in water pressure.

Site Improvements

The City's "on- and off-site" improvements do not in and of themselves necessarily constrain the housing supply. The City does not require the construction and installation of sidewalks, street lights, major roadway construction or the installation of urban type drainage systems. Residential development is served by private sewage disposal systems. Fire flow requirements are minimal based on the density. However, the rural character of the area and the minimal improvements will not support increased densities. The cost of increasing the capability of the infrastructure systems in the steep hillside areas to support increased densities would constrain the development of housing which would be affordable to persons of low and moderate income. Moreover, the ability of the City to assist with these off-site improvement costs has been hampered by the funding limitations imposed by Propositions 13 and 4.

The existing zoning standards maintain the rural character of the areas and respond to unique environmental, health, and safety constraints in the City. Because La Habra Heights is limited to large lot residential land uses, opportunities for affordable housing are limited. However, the Land Use Plan provides a development capacity which is more than adequate to meet the City's future share of its regional housing needs.

City zoning is nearly reflective of the underlying constraints to housing development. Reducing zoning standards or increasing densities would not be consistent with the environmental constraints, whereas the remaining vacant land is comprised of the most severe and steep topography. A 550 acre parcel, the largest vacant site is in the City located in a Significant Ecological Area (SEA). City zoning standards are considered to be appropriate given the topographic, geologic, and infrastructure constraints in the City.

Building Code and Enforcement

The City has adopted and enforces the most recent edition of the Uniform Housing Code, as State law requires. These codes are considered by the City as minimally necessary to protect the public health and safety of the community. With regard to new construction, the City's inspection procedures involve implementation of the Uniform Building Code. No local amendments have been made to the UBC.

With respect to the code enforcement, the City's procedures involve primarily a complaint based system. In addition, housing code violations also are observed when other non-housing inspections are done by City staff. The property owners are notified of code violations and necessary procedures set in place to ensure compliance.

The codes, policies, and procedures dealing with building, housing and enforcement are not a constraint to the maintenance and construction of housing.

Uniformly, the fees charged by La Habra Heights are higher than those of adjacent cities. However, the fees are set at an amount no higher than necessary to recoup the City's costs of processing permits and the City can not afford to subsidize housing by providing services at less than cost. In relative terms, based on the total fees as a percentage of home values, the fees probably would be less than those of neighboring cities. Therefore, in absolute and relative terms, the fees do not act as a constraint on housing production. The table on the next page lists all development fees charged within the City of La Habra Heights.

Fees and Other Exactions

The City has no Quimby Act fee or other exactions. The development fees established by a city are essentially a reflection of the time and effort spent by staff in order to properly review and take action on development plans. Many of the surrounding jurisdictions do not have fees established for many of the development processes that the City of La Habra Heights has. As such it is only relevant to compare the processes that the other adjacent cities, La Habra, Whittier, and La Mirada charge.

Planning Action	La Habra Heights	La Habra	La Mirada
Tentative Tract	\$1,950	\$800	\$500
Tree Removal Permit	475/950	N/A	N/A
View Preservation	690/950	N/A	N/A
Zone Change	1,210	900	400
Zone Variance	1,210	450	250

(The \$475 tree removal permit is charged if it is processed concurrently with another application. For view preservation, the lower fee is charged for projects reviewed by the Planning Director and \$950 if the permit requires Planning Commission review.)

TABLE 7
CITY OF LA HABRA HEIGHTS
SUMMARY OF PROPERTY DEVELOPMENT STANDARDS

Density	1 or less units/ gross acre
Housing Types	single family dwellings
Open Space (Natural Area)	15% to 85% depending on average slope and lot size
Setbacks	
—Frontyard	35'
—Sideyard	25'
—Rearyard	25'
Parking	2 spaces in a garage and 4 spaces covered or not (2 spaces/ may be in tandem)
Curbing	<u>Rural Street</u> <u>Design:</u> roadways are generally with no curbs, gutters, street lights, or sidewalks
Height	25'-40' depending upon average slope

Source: City of La Habra Heights, Zoning Ordinance and General Plan.

Processing and Permit Procedures

Often cited as a prime contributor to the high cost of housing is the processing time needed to obtain development permits. Depending on the location, scope and nature of a given project, it may be necessary to take additional time to conduct an environmental review of a project. Unnecessary delays add to the cost of housing by increasing construction costs. Any delays in processing development permits increases land holding costs and interest payments which are eventually passed on to the end buyer in the form of high housing costs.

Even though the review process consumes a substantial amount of time, it is a necessary step in order to integrate a new development with the existing, local environment. In response to processing time, the State of California passed Assembly Bill 884. This bill helped reduce governmental delays by: 1) limiting processing times, in most cases, to one (1) year; and 2) eliminating some "red tape" by requiring local agencies to specify the required information for completing a development permit application.

The City of La Habra Heights has implemented AB 884. The following table is a comparison of processing times for several different types of development permits.

TABLE 9
CITY OF LA HABRA HEIGHTS
COMPARATIVE DEVELOPMENT PROCESSING
TIME LIMITS IN APPROXIMATE WORKING DAYS

Process	La Habra Heights	La Habra	Brea	County
GP Amendment	80	32	120	No limit
Zone Change	80	32	120	No limit
Subdivision Map	240	16	40	50
Site Plan Review	60	16-32	60	No limit
Variance	80	16	60	240
CUP	80	16	80	240
EIR	240	72	80	240
Building Permits	15	10	80	No limit

Note: 240 working days equates to approximately one (1) year.

TABLE 8
CITY OF LA HABRA HEIGHTS
FEES SCHEDULE

Planning Action	La Habra Heights
Animal Permit	\$690/\$950
Certificate of Compliance	\$430
Appeal	\$260
CUP	\$1,210
Coordinated Review	\$300
Directors Review	\$650
Fire Department Review	\$50
General Plan Amendment	Per Cost
General Plan Element Amendment	\$2,500
Grading Modification	\$1,210
Initial Study	\$165
Cat. Exempt..	\$25
Negative Declaration	\$400
Lot Line Adjustment	\$950
Major EIR	Per Cost
Map Renewal	\$1,210
Map Revision	\$1,210
Non Conforming Use	\$950
Parcel Map	\$1,625
Parcel Map Waiver	\$950
Plot Plan Review	\$215
Revised Plot Pan Review	\$215
Setback Modification	\$690/\$950
Specific Plan Amendment	\$1,210
Specific Plan Filing	Per Cost

NON-GOVERNMENTAL CONSTRAINTS

Section 65583 (a)(5) of the Government Code requires that a local housing element incorporate an analysis of potential and actual non-governmental constraints including: 1) availability of financing; 2) price of land; and 3) cost of construction.

Availability of Financing

According to the State Department of Housing and Community Development, the analysis of the availability of financing should consider whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are under-served areas or income groups in the community for new construction or rehabilitation loans. The D/HCD indicates knowledge of this will assist the community to select and implement responsive housing programs such as mortgage revenue bonding, a mortgage credit certificate program, and targeted low-interest rehabilitation loans.

During the past two years, since mid-year 1990, new home and resale activity has been minimal throughout Southern California. During this time period, the financing costs with regard to terms and interest rates have decreased. There are a wide variety of loan products available in the marketplace. Although interest rates have decreased, the financing costs would still be a constraint to very low and low income households.

Contact was made with lending institutions to request information available from Home Mortgage Disclosure Act (HMDA) and Community Reinvestment Act (CRA). This information was available from one major financial institution for inclusion in the Transmittal Draft Housing Element.

TABLE 10
CITY OF LA HABRA HEIGHTS
MORTGAGE LOAN DISCLOSURE STATEMENTS — 1989

Census Tract	Conventional Home Purchase Loans	Home Improvement Loans
5001.00	9	0
5002.01	4	2
Total:	13	2

Source: Controller of the Currency, Washington, D.C. 20219.

Absence of Government Funding

Development of affordable housing in La Habra Heights would require extraordinary financial assistance. Even if geological and other environmental constraints previously discussed could be eliminated, potential sources of such assistance and the applicability to La Habra Heights must be examined. The availability of Federal and State funding sources is subject to many limitations. Many types of government assistance are conditioned upon the existence of populations in need of assistance of housing stock conditions requiring repair or rehabilitation. The absence of "in-need" populations and deteriorated housing in La Habra Heights renders the City ineligible for many types of assistance.

One source of housing assistance used by many local governments is money derived from redevelopment tax increment. This source is unavailable in the City because the City does not have a redevelopment agency. It is highly unlikely that a redevelopment agency will be created. The City's limited financial resources further precludes the use of City General Fund monies for housing assistance.

The absence of federal, State and local funding sources for affordable housing in La Habra Heights coupled with the high cost of land and construction, act as a significant constraint to the provision of affordable housing in the City. Private financing of affordable housing is also unlikely given the low densities required by the topography of the City.

Summary of Governmental Factors

Several governmental factors have been evaluated; the principal constraint is prohibition of second units. The City's approach toward meeting the share of regional housing needs, must be shaped by enabling the development of affordable housing in a way that deep subsidies are not necessary. Such subsidies are required because of the high value of land which is held in private ownership. Compounding this situation is the lack of significant public subsidies from the State and Federal governments. Therefore, a second unit/program, targeted to meet affordable housing needs, is the most practical and feasible approach available to the City.

Castañeda & Associates contacted Marc Murphy of Shea Homes to obtain current construction costs. Shea Homes is presently developing a project just north of the City limits in an unincorporated area of Los Angeles County. The project is named Vintage Hills and, given that it is being developed on hilly terrain, construction costs would be comparable to La Habra Heights.

According to Mr. Murphy direct construction costs, or "sticks and bricks" is \$44 per square foot. Indirect construction costs such as architectural design, is \$2.20 per square foot. Offsite improvements can be broken down as follows: major tract improvements, \$43,000 per lot, local tract improvements \$19,500 per lot and an assessment district through Los Angeles County for the completion of Fullerton Road at \$19,600 per lot. Given these costs, a 2,500 square foot home would break down as follows:

Direct construction \$44 x 2,500 s.f. =	110,000
Indirect construction \$2.20 x 2,500 s.f. =	5,500
Major improvements =	43,000
Local improvements =	19,500
Assessment district =	<u>19,600</u>
	\$197,600

These costs are for production homes and take advantage of economies of scale. Thus, the direct construction costs would be about the same for custom single family dwellings. However, custom homes would not have the same costs as for major and local improvements or may not be in an assessment district. In effect, construction costs in the hillside areas of La Habra Heights alone would cause the price of housing to be beyond the means of very low, low and moderate income households.

Price of Land

Local realtors were contacted to identify vacant residential parcels currently on the market. The inventory revealed a total of at least 12 vacant parcels which ranged in prices between \$155,000 and \$750,000. Table 11 presents a summary of the price of land in La Habra Heights. Land values are very high in La Habra Heights and are a serious constraint to the development of new housing at costs affordable to very low, low and moderate income households.

TABLE 11
CITY OF LA HABRA HEIGHTS
LIST PRICE OF EXISTING FOR SALE VACANT PARCELS

List Price	Number of Parcels	Percent Distribution
< \$200,000	3	25.0%
\$200,000 - \$299,999	3	25.0%
\$300,000-\$399,999	2	16.7%
\$400,000-\$499,999	2	16.7%
\$500,000 +	2	16.7%
Total:	12	100.0%

Source: Century 21 Chuck Stevens, August 9, 1991 listings.
 Table construction by Castañeda & Associates.

Cost of Construction

Construction costs are the second highest cost component of new housing. Construction costs are the total cost to the developers exclusive of profit, but including fees, materials, labor and financing. These costs vary depending on the size, roofing materials, carpeting and other features. Because of this, it is difficult to establish an absolute measure of construction costs.

**TABLE 13
CITY OF LA HABRA HEIGHTS
LIST PRICE OF EXISTING FOR SALE HOMES
AUGUST 1991**

List Price	Number of Homes	Percent Distribution
< \$300,000	2	1.6%
\$300,000 - \$399,999	20	16.0%
\$400,000 - \$499,999	17	13.6%
\$500,000 - \$599,999	23	18.4%
\$600,000 - \$699,999	15	12.0%
\$700,000 - \$799,999	14	11.2%
\$800,000 - \$899,999	6	4.8%
\$900,000 - \$999,999	4	3.2%
\$1 million +	24	19.2%
Total:	125	100.0%

Source: Century 21 Chuck Stevens, August 9, 1991, listing.
Table construction by Castañeda & Associates.

The distribution of contract rents is shown in Table 14. About two out of every 10 renter units had monthly rents of less than \$500. Thus, the rental housing supply offers more affordable housing costs and there is a potential that some units would have monthly rents within the limits of the Section 8 rental assistance payments program. This program provides rental assistance to make up the difference between 30% of the tenants income and the fair market rent.

Housing Costs

Non-governmental constraints include the cost of resale and rental housing, especially in areas where new housing construction is limited. Additional housing value and cost data are available from recently published 1990 Census information. Table 12 reports on the value of owner-occupied housing as of April 1990. As noted in that table, only 4% of the owner-units had an estimated value of less than \$200,000. The sales prices of homes currently on the market are listed in Table 13. Only 1.6% had sales prices of less than \$300,000. Clearly the existing housing market offers few (if any) opportunities for homeownership by first-time buyers. Very large subsidies by way of deferred second trust deeds, for example, would be necessary in the resale market to enable first time buyers to become homeowners.

TABLE 12
CITY OF LA HABRA HEIGHTS
VALUE OF OWNER-OCCUPIED HOUSING — 1990

Value	Number of Units	Percentage Distribution
< \$200,000	82	4.4%
\$200,000 - \$249,999	90	4.8%
\$250,000 - \$299,999	172	9.2%
\$300,000 - \$399,999	421	22.5%
\$400,000 - \$499,999	350	18.7%
\$500,000 or more	760	40.4%
	1,875	100.0%

EXISTING AND SPECIAL HOUSING NEEDS

The housing needs of current resident La Habra Heights households are presented in two ways:

- ☐ Housing assistance needs
- ☐ Special housing needs

An assessment of housing assistance needs includes the following:

Analysis and documentation of household characteristics, including level of payment compared to ability to pay . . . (Section 65583 (a) (2)) (emphasis added)

. . . a quantification of the locality's existing and projected housing needs for all income levels. (Section 65583 (a) (1)) (emphasis added)

Under present law, a housing element also must include an analysis of special housing needs. These needs refer to households having atypical characteristics — the handicapped, elderly, large families, farm workers, female head of households, and families and persons in need of emergency shelter. Overcrowded households, discussed earlier, fall within the intent of the special housing needs analysis and are included in a needs assessment.

TABLE 14
CITY OF LA HABRA HEIGHTS
DISTRIBUTION OF CONTRACT RENTS — 1990

Contract Rent	Number of Units	Percentage Distribution
< \$500	16	21.6%
\$500 to \$549	4	5.4%
\$550 to \$599	3	4.1%
\$600 to \$649	6	8.1%
\$650 to \$699	3	4.1%
\$700 to \$749	4	5.4%
\$750 to \$999	9	12.2%
\$1,000 or more	29	39.1%
	74	100.0%

Source: 1990 Census of Population and Housing.
 Table construction by Castañeda & Associates.

Summary of Nongovernmental Factors

Financing is generally available in the City's two census tracts. The price of land alone is greater than can be afforded by very low, low and moderate income households. The cost of construction alone also is beyond the means of these income groups. According to the 1990 Census, about 4% of single-family stock had asking prices of \$200,000 or less. About 98% of the resale units had list prices of \$300,000 or more as of August 1991. There are affordable rental housing opportunities, however. As noted in Table 16, about 22% of the rental stock had monthly rent levels of \$500 or less. These rental housing units represent a source of affordable housing.

Special Needs

Elderly

The State Department of Finance estimates the City's population to be 6,226 as of January 1991. According to the 1990 Census, 20.8% of the City's households are 65 years of age or older. About 99.1% of all senior households are homeowners (see Table 16 below). It is assumed that most of the senior homeowners do not currently experience financial assistance needs or they have sufficient equity to adjust financially. The City's four senior renters in the City may experience rental assistance needs, however. In this context, it may be appropriate for the City to encourage forms of rental assistance in addition to the Section 8 program.

TABLE 16
CITY OF LA HABRA HEIGHTS
AGE OF HOUSEHOLDER BY TENURE — 1990

Age of Householder	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
15 to 24	7	1	8	0.4%
25 to 34	124	34	158	7.6%
35 to 44	418	26	444	21.2%
45 to 54	555	17	572	27.3%
55 to 64	468	7	475	22.7%
65 to 74	295	2	297	14.2%
75 years +	135	2	137	6.6%
	2,002	89	2,091	100.0%

Source: 1990 Census of Population and Housing.
 Table construction by Castañeda & Associates.

Housing Assistance Needs

California housing law requires regional planning agencies to identify “existing” and “future” housing needs every five years. The Southern California Association of Governments is the regional planning agency responsible for estimating the existing needs for the cities in the six Southern California area. In SCAG's 1988 Regional Housing Needs Assessment (RHNA), existing need was defined as the number of resident lower income households paying 30% or more of their income for housing.

As of 1988, SCAG estimated that 221 of the City's 1,624 households had annual incomes in the lower-income bracket (<80% of median income). (In 1980 there were an estimated 187 lower income households residing in the City; refer to Appendix A.) According to the 1988 RHNA, there are 83 resident lower income households paying 30% or more of their income on housing costs; 75 owners and eight renters. Many owners with incomes of 80% or below the median are seniors who have assets in addition to income and, therefore, are not in need of ongoing assistance to make mortgage payments. Therefore, the true measure of need is the eight renter households who would benefit from the Section 8 rental payment program. The existing needs of the City are quite modest.

TABLE 15
CITY OF LA HABRA HEIGHTS: EXISTING HOUSING NEED
BY INCOME AND TENURE: 1988

	Owner	Renter	Total
Very Low Income (0-50% of median income)	40	5	45
Low Income (50% - 80% of median income)	35	3	38
Total:	75	8	83

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, June 1988.
Table construction by Castañeda & Associates.

Family/Large Households

In 1990, La Habra Heights had 2,091 total households, of which 295 were large households, accounting for 14.1% of the City's total households. The number of large households has increased slightly over the decade (refer to Appendix A). However, the incidence of large families declined from about 17% to 14% during the 1980-1990 decade.

Large households experienced a need for more space at affordable housing costs. This particular need is experienced by large family renter households. About 5.4% of all large family households resided in renter-occupied dwellings as of April 1990. The needs of these families could be met by the development of second units attached to the main structure. For example, CDBG financial resources may be expended for rehabilitation loans to construct second units to resolve or prevent overcrowding of large families.

TABLE 17
CITY OF LA HABRA HEIGHTS
HOUSEHOLD SIZE DISTRIBUTION — 1990

Household Size	Owner Occupied	Renter Occupied	Total Households	Percentage Distribution
1	180	25	205	9.8%
2	766	24	790	37.8%
3	396	14	410	37.8%
4	381	10	391	19.6%
5+	279	16	295	14.1%
Total:	2,002	89	2,091	100.0%

Source: 1990 Census of Population and Housing.
 Table construction by Castañeda & Associates.

Handicapped

The Federal Rehabilitation Act of 1973, Section 104.3(j) defines a disabled person as "any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment". Information on handicapped housing needs is limited to the 1980 Census data on work/transportation related disabilities. According to the 1980 Census, there were 156 persons 16-64 years of age with a transportation disability and 13 with a public transportation disability.

The Department of Health and Human Services estimates that 10% of the total population in the United States is handicapped. Applying the national figures to the City's 1991 population would result in an estimate of 623 handicapped persons. Because the vast majority of all the City's households are owner-occupants with above-moderate incomes, there is no need for financial assistance. Handicapped households with financial assistance needs would be included among the rental households that are cost burden as quantified in Table 17.

Farmworkers

As indicated in Table 1 (p. 3-7), the City has no agriculture employment. There may be landscape gardeners working in the residential neighborhoods of the City. Any low-income, farmworkers that are residents of La Habra Heights would be included among the "cost burdened" households listed in Table 17 (p. 3-47).

ENERGY CONSERVATION OPPORTUNITIES

A analysis of opportunities for energy conservation with respect to residential development is required by Section 65583 (a)(7) of the Government Code. According to the D/HCD:

"The purpose of this analysis is to show that the locality has to consider how energy conservation might be achieved in residential development and how energy conservation requirements may contribute to the affordability of units.

The State Office of Planning and Research (OPR) has offered the following advice on this code requirement:

- ☐ • Opportunities in the design and construction of individual units.
- ☐ • Opportunities in the design of subdivisions.
- ☐ • Assessment of the effect of energy conservation measures on the cost of housing in the long run.
- ☐ • Proximity of proposed residential development to employment centers, schools and other services and availability of transit services.

The City enforces the State's energy conservation regulations on all new dwelling units. Special attention to energy conservation opportunities also is given to any large-scale residential developments that may be proposed in the future, through Specific Plan, planned developments, or other land use planning approaches.

ASSISTED HOUSING AT RISK OF CONVERSION TO MARKET RATE HOUSING

The City does not have any Section 236 or 221(d)(4) assisted housing at risk of conversion to market rate housing. This conclusion is reached following a review of the "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" as prepared for the California Housing Partnership Corporation by the California Coalition of Rural Housing. There are no locally-subsidized units at-risk, as the City has not issued mortgage revenue bonds, has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multi-family housing with redevelopment or CDBG funds.

Housing Program Strategies

Another foundation for the goal statements are the goals that a local housing program must accomplish. These are stated below:

- √ Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.
- √ Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- √ Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- √ Conserve and improve the condition of the existing affordable housing stock.
- √ Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Goals are achieved by policies or action programs. All policies are implemented by housing programs. The "quantified objectives" are explained in the following material.

Community Goals and Values

The current Housing Element, adopted in 1980, recognizes that "Federal and State law find the subject of housing to be of vital importance and declare the early attainment of a decent home and a satisfying environment to be a priority of the highest order". In contributing to the achievement of this goal, the City has expanded the variety of housing types. The updated Housing Element provides the opportunity to establish housing goals consistent with State law and community values.

BACKGROUND

There are four major sources for determining the goal, policies and objectives appropriate for La Habra Heights:

- ☐ Consistency with the State legislature's findings and intent for local housing elements.
- ☐ Housing needs that must be addressed by local housing program strategies.
- ☐ Local community values expressed in the housing-associated statements found in the General Plan, current Housing Element, and Community Workshop.
- ☐ Housing needs, resources and constraints pertinent to existing and future conditions in La Habra Heights.

Legislative Intent

The legislative *intent* for the preparation of Housing Element's is declared in Section 65581 of the Government Code:

- "(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs."

QUANTIFIED OBJECTIVES

Quantified objectives, or numerical targets, to be achieved during the five-year program period must be set forth in the Housing Element. The Housing Element law states:

"It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 10.5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish a maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period." (Article 10.6, Section 65583 [b][2].)

Chart 1 summarizes the Housing Element quantified objectives, policies and program actions. For each quantitative objective, there are a series of policies stated which would serve to achieve the target. Moreover, the program actions that would achieve the policies are enumerated. In Section 5, each Program Action is explained in greater detail.

Conservation

There is no publically assisted affordable housing in the City. Some of the City's rental housing have monthly rents at or below the ceilings established for participation in the Section 8 rental assistance program (where the tenant pays 30% of their income and the public agency pays the difference between the participants portion and the monthly rent). The City's objective is to conserve all existing units in the City except for the three potentially illegal units. The income group quantified objective is the same as the household income distribution within the City per the 1990 Census.

There are no existing "at-risk" housing units in the City of La Habra Heights. Therefore, preservation objectives do not need to be set forth.

Rehabilitation

The City's quantitative objective is to facilitate the rehabilitation of 10 dwellings during the balance of the five-year planning period. The program will be implemented with the Code Enforcement Budget and through the Volunteer Construction Assistance (and assumes an income eligible property owner or tenant). The income group quantified objective is six for very low income and four for low income households. This income group distribution is based on existing need as indicated in Table 17, page 3-41.

Housing Needs, Resources & Constraints

The City's housing policy statements are shaped not only by the Statewide legislative mandates and community goals, but also by existing and future housing needs as well as prevailing resources and constraints. Highlights of these factors are summarized below:

- ☐ Existing need encompasses eight lower income renter households that are cost burden (i.e., paying 30% or more of their income on housing costs). Some of these eight households are elderly, large family, handicapped or have female heads with children.
- ☐ There is an estimated 26 housing units needing rehabilitation and three dwellings that should be replaced.
- ☐ Projected needs indicate that 110 new housing units should be built during the 1989-1994 time period: 78 "above moderate" income and 32 "very low", "low" and "moderate" income housing units.
- ☐ The City is a participating jurisdiction in the County of Los Angeles Community Development Block Grant Program.
- ☐ There is sufficient land capacity to physically accommodate the City's entire "share of regional housing need" by income group.
- ☐ Market factors such as: land cost; construction costs; labor costs; and available financing will constrain the ability to provide affordable housing in the City.
- ☐ Environmental factors such as: topographic and geological factors constrain the City's ability to provide affordable housing.
- ☐ Infrastructure limitation and hillside preservation development standards constrain the opportunities for affordable housing in the City.

In order to fully respond to need and overcome prevailing constraints, the balance of this section sets forth quantitative objectives and identifies the policies and programs that could be implemented during the balance of the five-year planning period.

CHART 1
LA HABRA HEIGHTS: OBJECTIVES, POLICIES AND PROGRAM ACTIONS

Objectives	Policies	Program Actions
1. Achieve construction of 110 new housing units for all income groups between July 1, 1989 and June 30, 1994.	1.1 Implement the land use plan which provides for an opportunity to develop a range of housing.	1.1.1 Zoning and Development Standards 1.1.2 Public Services and Facilities
	1.2 Minimize the impact of the City's development processing on new housing production costs.	1.2.1 Housing Production Incentives 1.2.2 State and Federal Housing Programs
2. Rehabilitate 10 dwelling units during 1989-1994 housing program period.	2.1 Encourage the continued high maintenance levels of the housing stock.	2.1.1 Structural Conservation
	2.2 Enforce codes and ordinances that will serve to correct substandard premise and structural conditions.	2.2.1 Structural Conservation
	2.3 Participate in appropriate State and Federal housing programs.	2.3.1 State and Federal Housing Programs

Housing Needs, Resources & Constraints

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- ☐ There is an estimated 26 housing units needing rehabilitation and three dwellings that should be replaced.
- ☐ Projected needs indicate that 110 new housing units should be built during the 1989-1994 time period: 78 "above moderate" income and 32 "very low", "low" and "moderate" income housing units.
- ☐ The City is a participating jurisdiction in the County of Los Angeles Community Development Block Grant Program.
- ☐ There is sufficient land capacity to physically accommodate the City's entire "share of regional housing need" by income group.
- ☐ Market factors such as: land cost; construction costs; labor costs; and available financing will constrain the ability to provide affordable housing in the City.
- ☐ Environmental factors such as: topographic and geological factors constrain the City's ability to provide affordable housing.
- ☐ Infrastructure limitation and hillside preservation development standards constrain the opportunities for affordable housing in the City.

In order to fully respond to need and overcome prevailing constraints, the balance of this section sets forth quantitative objectives and identifies the policies and programs that could be implemented during the balance of the five-year planning period.

CHART 1

LA HABRA HEIGHTS: OBJECTIVES, POLICIES AND PROGRAM ACTIONS

Objectives	Policies	Program Actions
3. Conserve affordable housing units in the existing stock and conserve the existing affordable rental housing supply.	3.1 Initiate participation in the Section 8 rental assistance program.	3.2.1 Affordability Conservation
4. Make available fair/open housing information to owners, tenants, realtors and developers.	4.1 Continue to circulate the pamphlet on fair housing that is published by the Fair Housing Foundation.	4.1.1 Equal Housing Opportunity

APPENDIX A
CITY OF LA HABRA HEIGHTS

**STATISTICAL TABLES BASED ON THE 1980 CENSUS
FOR CENSUS TRACTS 5001 AND 5002.01**

prepared by:

CASTAÑEDA & ASSOCIATES

prepared for:

CITY OF LA HABRA HEIGHTS

SEPTEMBER 1992

INTRODUCTION

According to Section 65583(c), the housing element must include:

“A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall” ... address specific needs.

PROGRAM SUMMARY

Action programs must be set forth in six specific need areas:

1. Section 65583(c)(1) states that a local housing element must:

“Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community's housing goals as identified in subdivision (b).”

2. Section 65583(c)(2) of the Government Code mandates that a housing program shall:

“Assist in the development of adequate housing to meet the needs of low and moderate income households.”

3. Section 65583(c)(3) states that a local housing element must:

"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

4. Section 65583(c)(4) states that a housing program shall describe actions to:

"Conserve and improve the condition of the existing affordable housing stock."

5. Section 65583(c)(5) requires that the housing program:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

6. Section 65583(c)(6) mandates that the housing program shall do the following:

"Preserve for lower income households the assisted housing developments . . . The program for preservation of the assisted housing development shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulations and technical assistance."

State law also provides guidance for how housing programs must be described. The law states that:

"The program shall include an identification of the agencies and officials responsible for the implementation of the various actions . . ." In addition, the program must explain the funding source, time table for implementation, and any quantified objectives.

ADEQUATE HOUSING SITES

The City implements several programs in the areas of zoning and development standards/variety of housing types to ensure a balance housing supply. Besides the Land Use Element and Zoning Ordinance provisions (described on pages 3/23 to 3/29), there are "specific plans" under preparation for two areas in the City. Due to absence of a commercial tax base and limited revenues the City ensures that there are adequate public services and facilities to existing and new neighborhoods. As a result the City is limited in its ability to provide financial support to the creation of new housing opportunities.

AFFORDABLE HOUSING DEVELOPMENT

Chart 2 presents a summary of the Affordable Housing Development Program. The program consists of three major components which are described in this sub-section:

- ☐ Housing Production Incentives
- ☐ State and Federal Programs
- ☐ Housing Financial Assistance

Housing Production Incentives

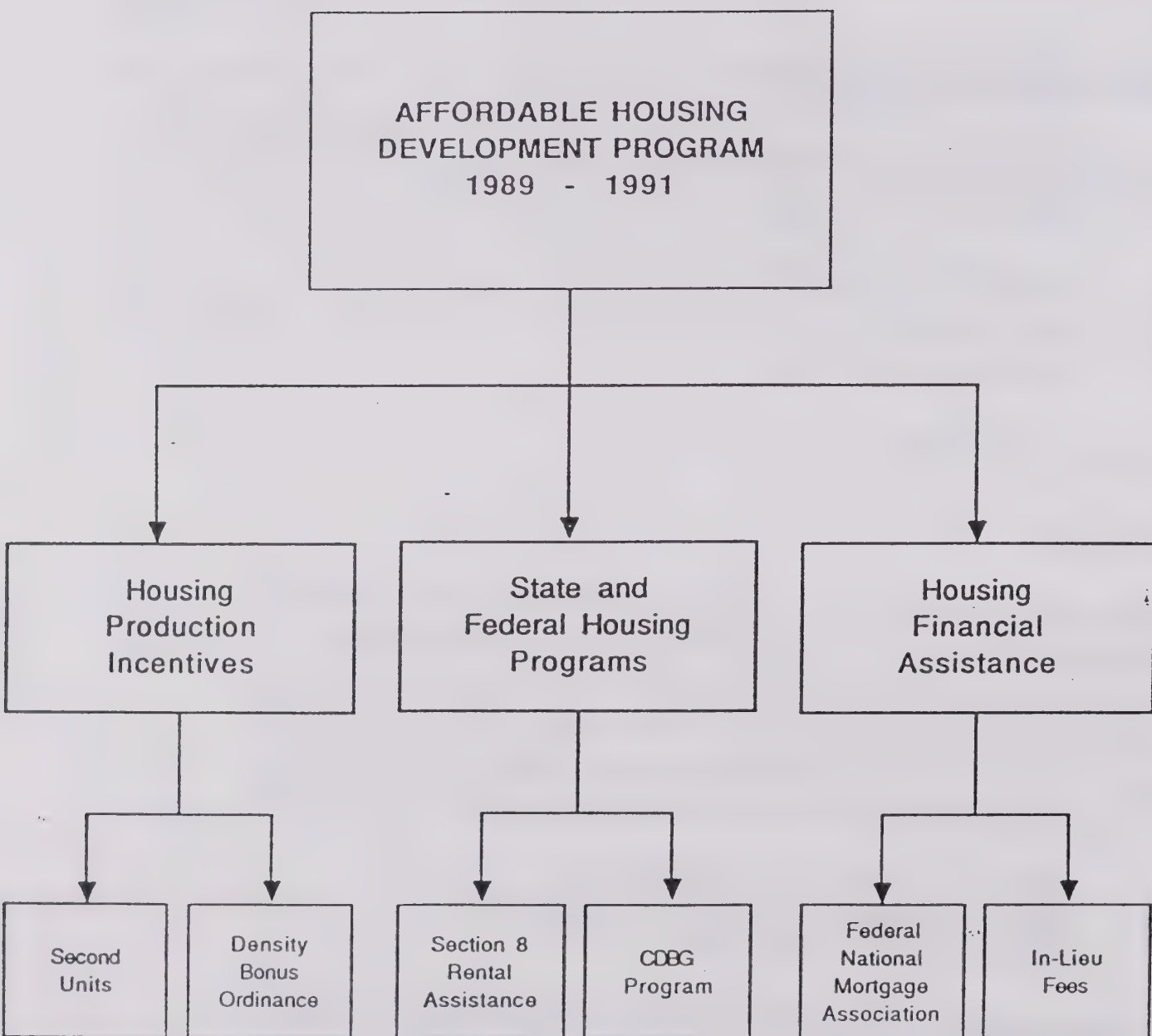
Density Bonus Units

Program Description: Government Code Sections 65913.4, 65915 and 65917, relating to density bonus requirements, were amended in 1989 by Chapter 842. These amendments were effective from January 1 to March 26, 1990. Chapter 31 of the Statutes of 1990 repealed Section 65913.4, and amended Section 65915; this action was effective March 26, 1990. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25%, to a developer of a housing development agreeing to construct at least:

- √ 20% of the units for lower-income households; or
- √ 10% of the units for very low-income households; or
- √ 50% of the units for senior citizens.

Pursuant to the amendments, every jurisdiction must adopt an implementing ordinance, including a procedure for evaluating preliminary applications. The ordinance must or should include:

- ☐ Types of developer incentives to be provided.
- ☐ Procedures for modifying development and zoning standards.
- ☐ Program administration.
- ☐ Terms of affordability.
- ☐ Nature of binding agreements.



Responsible Agency: Staff work on the implementing ordinance will be accomplished by the City Attorney and Planning Department. The implementing ordinance will be reviewed by a citizens committee and considered at public meetings by the Planning Commission and City Council.

Implementation Schedule: The implementing ordinance will be prepared and adopted within 6 to 12 months from adoption of the Housing Element.

Quantified Objective: The numerical target established during the 5-year program period is 10 housing units.

Funding Source: The General Fund will support the work of the City staff on preparation of the implementing ordinance.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

As previously stated, Section 65583(c)(3) requires that a local housing element:

"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing." (emphasis added).

The governmental constraints that have been noted in the analysis section of the updated Housing Element pertained primarily to: 1) the inventory of land suitable to accommodate the housing needs of very low, low and moderate income households; and 2) the participation

State and Federal Housing Programs

Section 8 Rental Assistance Program

Program Description:

This program provides rental assistance to bridge the gap between 30% of the income of very low income households and the monthly rents of apartment units. The Section 8 program has not been implemented in La Habra Heights because there are few rental units in the housing supply and those that may be available have rents exceeding the limits of the Section 8 program. The purpose of the City's participation in the Section 8 program is to provide a financial resource to ensure the affordability of housing in the City. The Section 8 program, however, requires that city councils approve the application of the program to their localities. Consequently, the City Council will approve a "cooperation agreement" with the Housing Authority of the County of Los Angeles for administration of the Section 8 Housing Assistance Payments Program in the City of La Habra Heights. A sample "cooperation agreement" is contained in Technical Appendix D. The Los Angeles County Housing Authority should administer this program because the potential for assisted units in La Habra Heights is too few to justify a city-implemented program.

Responsible Agency

The City Attorney's office would review the sample cooperation agreement and draft an agreement appropriate for the City of La Habra Heights. Input to the Agreement provisions and the Section 8 program would be obtained from the City Manager's office and Planning Department prior to transmittal to the City Council.

Implementation Schedule

The practical use of the Section 8 program would, in all likelihood, follow the development of second units. For this reason, the executed *cooperation agreement* is scheduled for completion between three and 12 months from the time the Housing Element is adopted.

Quantified Objective

The numerical target for this program is based upon the projected very low income housing need, as summarized in Table 2 (page 3-10). As indicated by Table 2, there is a projected need for 10 very low income housing units during the 5-year program period (7-89 to 6-94).

Funding Source

As indicated in the sample cooperation agreement (Technical Appendix D), "... under the provisions of Section 8 of Title II of the Housing and Community Development Act of 1974, as amended, the United States of America, acting through the Secretary of the Department of Housing and Urban Development, is authorized to provide financial assistance to local public housing agencies in providing low-rent housing for the elderly and low-income families who qualify for such housing under said Section 8 ...".

Community Development Block Grants

Program Description

The Community Development Block Grant (CDBG) program was established by Title I of the Housing and Community Development Act of 1974. The program provides annual grants through the Department of Housing and Urban Development (HUD) on a formula basis (poverty, population, and low/moderate population).

Community Development Block Grant funding is utilized to carry out community development activities directed toward neighborhood revitalization, economic development, and the provision of improved community facilities and services, primarily for the benefit of low and moderate income persons (having less than 80% of local median family income). At least 70% of each year's funds must benefit low to moderate income persons or areas.

Responsible Agency

The CDBG program is implemented by HUD. The application for CDBG funding would be made by the City Manager's Office.

Implementation Schedule

CDBG grants are awarded on an annual basis.

Quantified Objective

The quantified objective is to make an annual application for CDBG funding under the provisions of the small cities program.

Funding Source

HUD.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

As previously stated, Section 65583(c)(3) requires that a local housing element:

"Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing." (emphasis added).

The governmental constraints that have been noted in the analysis section of the updated Housing Element pertained primarily to: 1) the inventory of land suitable to accommodate the housing needs of very low, low and moderate income households; and 2) the participation of the City with other agency programs which could meet some of the housing needs of La Habra Heights residents.

With regard to participation with other agencies, the following action programs are included:

- ☐ Enactment of a "cooperation agreement" with the Los Angeles County Housing Authority to make available the Section 8 programs to City residents.
- ☐ Participation in the "small cities" Community Development Block Grant program, as explained earlier.

HOUSING CONSERVATION AND IMPROVEMENT

The City's program is displayed in Chart 3. As shown, the program consists of two major components: 1) Affordability Conservation; and 2) Structural Conservation.

Affordability Conservation

Section 8

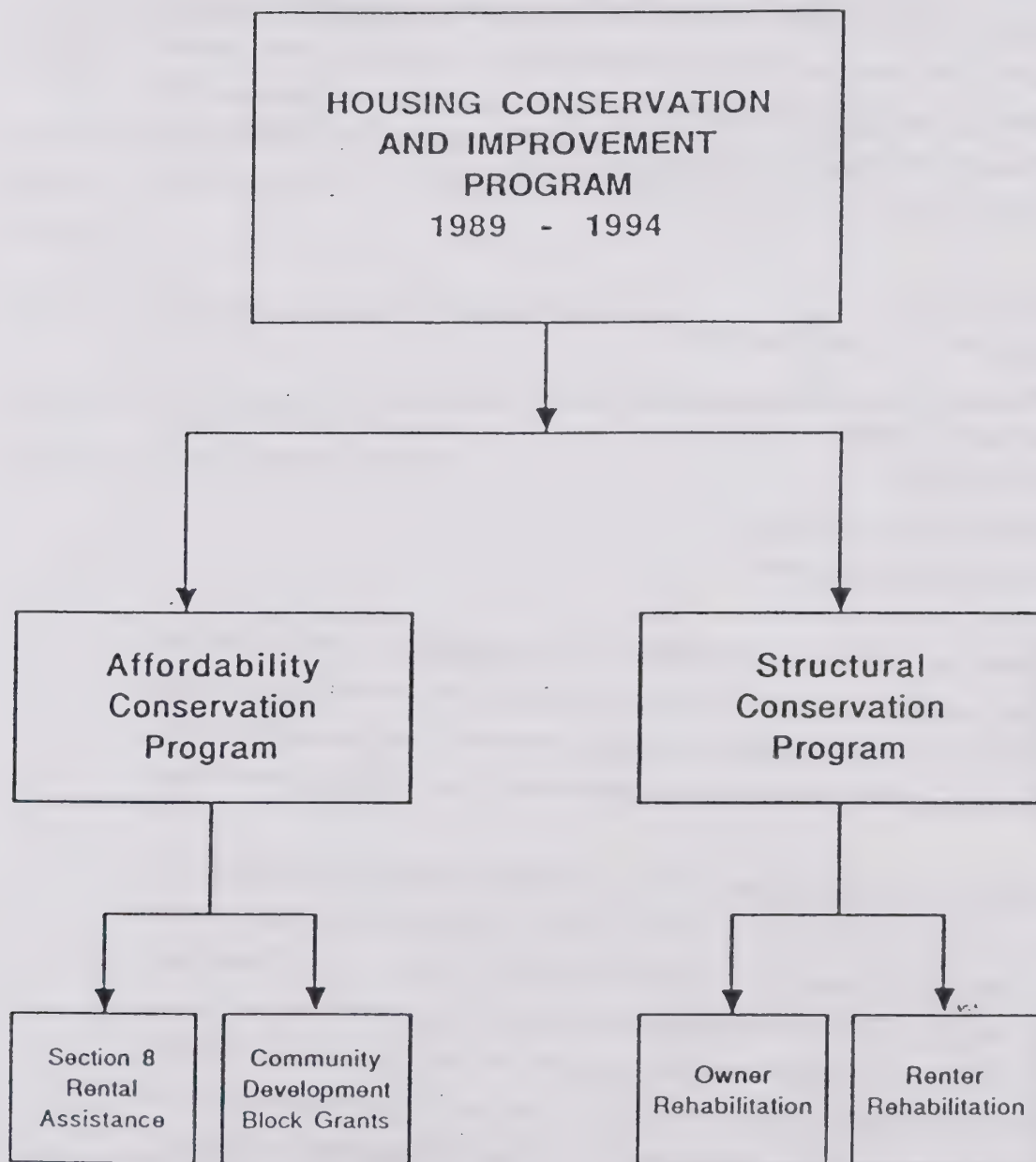
This program provides financial assistance to very low income households to ensure the continued affordability of housing. The City will execute a cooperation agreement with the Los Angeles County Housing Authority to make available the Section 8 program to City residents. The major purpose of this program is to ensure the affordability of second unit developments.

CDBG

The City will participate in the "small cities" CDBG program. This program would, among other purposes, establish resources to improve existing housing in a way to prevent overcrowding by the development of second units.

Structural Conservation

The housing rehabilitation needs of the City are very modest based upon the housing condition surveys that were accomplished in 1991. Participation in the CDBG program will enable the City to offer financial incentives to property owners for both owner and renter rehabilitation. Implementation procedures and policies will be enacted by the City following a review of how other cities are achieving this program strategies.



EQUAL HOUSING OPPORTUNITY

The City of La Habra Heights distributes information on equal housing opportunity and responds to compliants. The makes available a pamphlet dealing with equal housing opportunities. Published by the Fair Housing Foundation (FHF), the pamphlet deals with landlord and tenant rights. The pamphlet outlines steps to take if a tenant believes he or she has been unjustly treated. Some of the topics covered in the booklet, include:

- ☐ Security deposits
- ☐ Moving-out/eviction procedures
- ☐ Privacy
- ☐ Retaliatory eviction
- ☐ Discrimination
- ☐ Condominium conversions
- ☐ Living conditions/repairs

As part of their services, the Fair Housing Foundation (1) investigates and verifies discrimination complaints (and provides appropriate legal referrals) (2) assists in resolving landlord/tenant conflicts including evictions, deposits returns, substandard conditions and property damage; and (3) provides an educational outreach program with landlord/tenant workshops.

Castañeda & Associates contacted Barbara Mowery of the Fair Housing Foundation. She stated that for fiscal year 1990-1991 (July 1, 1990 to June 30, 1991) there was a total of seven (7) landlord/tenant complaints logged in the cities of La Habra Heights and La Habra, and no discrimination compliants. Given the low percentage of rental units in La Habra Heights, it is assumed that most of the complaints were from tenants residing in La Habra. For their purposes, they combined both cities. The nearby City of La Mirada logged 44 landlord/tenant complaints and one (1) discrimination complaint. Their office does not handle Whittier

When a landlord/tenant complaint is received, the Fair Housing Foundation counsels the parties and attempts to mediate the situation. In some instances they may refer the case to an appropriate city agency, i.e., the Department of Health etc., as the case necessitates. When a discrimination case is received, the first step is to test for validity. After testing and counseling, they refer the case to the Department of Housing and Urban Development (HUD) or the Department of Fair Employment and Housing (DFFH).

ASSISTED HOUSING AT RISK OF CONVERSION TO MARKET RATE HOUSING

As explained previously, the City has no Section 236 or 221(d)(4) projects located in the community. There are no projects in the City with housing units set-aside for low income households.

REDEVELOPMENT AGENCY FINANCING

The City has not established a redevelopment agency and, therefore, can not finance housing programs with tax increment revenues.

TECHNICAL APPENDICES

TABLE A-3
CITY OF LA HABRA HEIGHTS
DISTRIBUTION OF HOUSEHOLD INCOME
BY INCOME GROUP

<u>Income Level</u>	<u>Number of Households</u>
Very Low	99
Low	88
Moderate	39
Above Moderate	56
Upper	<u>1,109</u>
	1,391

TABLE A-4
CITY OF LA HABRA HEIGHTS
OWNER COSTS AS A PERCENT OF INCOME
BY INCOME GROUP

<u>Percent of Income</u>	<u><\$10,000</u>	<u><\$10,000 to \$19,999</u>	<u>\$20,000+</u>	<u>Total</u>	<u>%</u>
< 15%	0	32	487	519	44.8%
15%-24%	5	19	199	223	19.2%
25%-29%	8	11	50	69	6.0%
30% +	<u>40</u>	<u>68</u>	<u>240</u>	<u>348</u>	<u>30.0%</u>
	53	130	976	1,159	100.0%

**TABLE A-1
CITY OF LA HABRA HEIGHTS
DISTRIBUTION OF HOUSEHOLD INCOME**

<u>Income</u>	<u>Number of Households</u>
< \$5,000	71
\$5,000 - \$7,499	12
\$7,500 - \$9,999	25
\$10,000 - \$14,999	98
\$15,000 - \$19,999	61
\$20,000 - \$24,999	74
\$25,000 - \$34,999	244
\$35,000 - \$49,999	321
\$50,000 +	<u>485</u>
	1,391

**TABLE A-2
CITY OF LA HABRA HEIGHTS
MEDIAN AND MEAN INCOMES BY INCOME**

<u>Tenure</u>	<u>Median Income</u>		<u>Mean Income</u>	
	<u>Tract 5001</u>	<u>Tract 5002.01</u>	<u>Tract 5001</u>	<u>Tract 5002.1</u>
Owner	\$39,607	\$38,022	\$54,741	\$47,311
Renter	\$40,000	\$32,983	\$38,639	\$32,275

TABLE A-7
CITY OF LA HABRA HEIGHTS
DISTRIBUTIONS OF HOUSING UNITS BY HOUSING TYPE

<u>Housing Type</u>	<u>Number of Units</u>	<u>Percent</u>
1 detached + attached	1,398	94.9%
Duplex	14	1.0%
3-4 units	6	0.4%
5-9 units	35	2.4%
10-49 units	19	1.3%
50+ units	0	0.0
Mobilehomes	0	0.0%
	1,472	100.0 %

TABLE A-8
CITY OF LA HABRA HEIGHTS
POPULATION DISTRIBUTION BY AGE

<u>Age Group</u>	<u>Number of Persons</u>
Under 5	166
5-14 years	698
15 -24 years	885
25 - 34 years	455
35 - 44 years	721
45 - 54 years	775
55 - 64 years	475
65+	345
	4,520

TABLE A-5
CITY OF LA HABRA HEIGHTS
RENTER COSTS AS A PERCENT OF
INCOME BY INCOME GROUP

Percent of Income	<\$10,000	<\$10,000 to \$19,999	\$20,000+	Total	%
< 15%	0	5	20	25	37.3%
15%-19%	0	5	13	18	26.9%
20%-24%	0	6	5	11	16.4%
25%-29%	0	0	4	4	6.0%
30%-34%	0	0	0	0	0.0%
35% +	5	4	0	9	13.4%
	5	20	42	67	100.0%

TABLE A-6
CITY OF LA HABRA HEIGHTS
PERSONS PER ROOM

Persons Per Room	Number of Households
< 1.00	1,387
1.01 to 1.50	15
1.51 +	5
	1,407

APPENDIX B
CITY OF LA HABRA HEIGHTS
1990 CENSUS — STF-1 STANDARD PROFILE

prepared by:

CASTAÑEDA & ASSOCIATES

prepared for:

CITY OF LA HABRA HEIGHTS

SEPTEMBER 1992

The quantitative objectives for rehabilitation is less than the need because there may be insufficient funding to support improvement of all substandard housing. Rather than state an objectives that may be financially unattainable, the City has chosen a target that has a reasonable expectation of being achieved and represent the maximum feasible number of units to be rehabilitated.

Construction

The City's numerical target for new construction is to meet the entire need through the following actions:

- • 78 Above Moderate Income Housing Units: 31 dwellings that obtained a certificate of occupancy or were constructed between July 1989 and August 1991. The balance of 47 housing units are to be constructed on scattered vacant lots or approved specific plan areas.

TABLE A-9
CITY OF LA HABRA HEIGHTS
DISABILITY STATUS OF NONINSTITUTIONAL PERSONS

Disability Status	Male 16 to 64 yrs.	Female 16 to 65 yrs.	Persons 16 to 64 yrs.	Persons 65 yrs. +
With a work disability	63	93	13	-----
Not in labor force	10	51	-----	-----
Prevented from working	10	30	-----	-----
With public transportation disability	-----	-----	13	23

TABLE A-10
CITY OF LA HABRA HEIGHTS
PERSONS PER UNIT

<u>Number of Persons</u>	<u>Number of Households</u>
1	99
2	468
3	282
4	310
5	143
6	66
7	27
8+	<u>12</u>
	1,407

SELECTED 1990 CENSUS DEFINITIONS

AGE: The age classification is based on the age of the person in completed years as of April 1, 1990. See note on cover letter regarding age.

CONTRACT RENT: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

FAMILY HOUSEHOLDS: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

GROUP QUARTERS: Includes all persons not living in households. Two general categories of group quarters are recognized: 1) institutionalized persons and 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

HOUSEHOLDER: The person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1. If there is no such person in the household, any adult household member 15 years or over could be designated as the householder.

HOUSEHOLDS: Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters.

HOUSING UNITS: Includes a house, an apartment, a mobile home, a group of rooms or a single room that is occupied (if vacant, is intended for occupancy) as separate living quarters.

NONFAMILY HOUSEHOLDS: Includes a householder living alone or with nonrelatives only.

OWNER-OCCUPIED HOUSING UNITS: Includes only one-family houses on less than 10 acres without a business or medical office on the property.

SEASONAL, RECREATIONAL, OR OCCASIONAL USE: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year.

VACANT HOUSING UNITS: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant.

VALUE: Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

DEPARTMENT OF FINANCE

1515 L STREET
SACRAMENTO, CA 95814-4998



1990 Census

STF 1 Standard Profile

The information contained in the enclosed report was generated from Summary Tape File 1 (STF1). If any questions arise concerning these data, please contact the State Census Data Center, 915 L Street, Sacramento, CA 95814. Telephone (916) 323-2201.

Information provided on Summary Tape File 1A comes from questions asked of every person and housing unit during the census. It includes population data on household relationship, sex, race, age, marital status, and Hispanic origin. Housing data cover number of units in structure, number of rooms in unit, tenure (owned or rented), value of home or monthly rent, persons per household, and vacancy characteristics.

The concept of race as used by the Census Bureau reflects self-identification; it does not note any clearcut scientific definition of biological stock. The racial categories used are White, Black, (American Indian, Eskimo, or Aleut), Asian or Pacific Islander and Other race. The "Other race" includes provisions for a write-in space.

Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire. "Mexican," "Puerto Rican," or "Cuban" as well as those who indicated that they were of "other Spanish/Hispanic" origin. Hispanic origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the U.S. Persons of Hispanic origin may be of any race.

The population counts in this file are subject to possible correction for undercount or overcount. The United States Department of Commerce is considering whether to correct these counts and will publish corrected counts, if any, not later than July 15, 1991.

Urban/rural status was not determined before the release of STF1A in May 1990. Therefore, data for urban and rural will be represented by "--" to indicate the data are not defined in this file.

A review of detailed 1990 information indicated that respondents tended to provide their age as of the date of completion of the questionnaire, not their age as of April 1, 1990. In addition, there may have been a tendency for respondents to round up their age if they were close to having a birthday. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger. For most single years of age, the misstatements are largely offsetting. The reporting of age 1 year older than age on April 1, 1990 is likely to have been greater in areas where the census data were collected later in 1990.

List of selected data items and their location is below:

Page

Population	1
Persons by Age, Race and Sex	2
Household Type and Relationship	3-4
Vacancy Status	5
	6

STATE: CALIFORNIA COUNTY: LOS ANGELES PLACE: La Habra Heights city SUMMARY LEVEL = 135

11. AGE (UNIVERSE: PERSONS)

AGE IN YEARS	PERSONS	AGE IN YEARS	PERSONS	AGE IN YEARS	PERSONS
UNDER 1 YEAR.....	41	17 YEARS.....	82	50 TO 54 YEARS.....	504
1 AND 2 YEARS.....	141	18 YEARS.....	76	55 TO 59 YEARS.....	442
3 AND 4 YEARS.....	149	19 YEARS.....	71	60 AND 61 YEARS.....	166
5 YEARS.....	82	20 YEARS.....	84	62 TO 64 YEARS.....	258
6 YEARS.....	75	21 YEARS.....	72	65 TO 69 YEARS.....	342
7 TO 9 YEARS.....	257	22 TO 24 YEARS.....	205	70 TO 74 YEARS.....	167
10 AND 11 YEARS.....	145	25 TO 29 YEARS.....	323	75 TO 79 YEARS.....	131
12 AND 13 YEARS.....	168	30 TO 34 YEARS.....	362	80 TO 84 YEARS.....	71
14 YEARS.....	80	35 TO 39 YEARS.....	441	85 YEARS AND OVER.....	41
15 YEARS.....	94	40 TO 44 YEARS.....	524		
16 YEARS.....	79	45 TO 49 YEARS.....	553		

12. PERSONS BY AGE, RACE AND SEX

(UNIVERSE: PERSONS)

	WHITE		BLACK		AMERICAN INDIAN, ESKIMO OR ALEUT		ASIAN OR PACIFIC ISLANDER		OTHER RACE	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
UNDER 1 YEAR	15	21	0	0	0	0	1	2	1	1
1 AND 2 YEARS	57	62	0	0	0	0	8	9	2	3
3 AND 4 YEARS	65	60	0	0	0	0	10	7	6	1
5 YEARS	36	35	0	0	0	0	4	4	0	3
6 YEARS	33	30	0	1	0	0	4	3	3	1
7 TO 9 YEARS	109	113	0	1	0	1	8	10	7	8
10 AND 11 YEARS	64	67	1	0	0	0	5	4	4	0
12 AND 13 YEARS	74	77	0	0	0	1	6	5	4	1
14 YEARS	39	32	0	0	0	0	6	3	0	0
15 YEARS	43	39	0	1	0	0	4	0	5	2
16 YEARS	39	29	0	0	0	0	8	2	0	1
17 YEARS	35	36	0	0	0	0	5	4	1	1
18 YEARS	45	27	0	0	0	0	1	2	1	0
19 YEARS	32	35	0	0	1	0	2	0	1	0
20 YEARS	38	37	0	1	0	0	3	2	0	3
21 YEARS	40	26	0	0	0	1	3	2	0	0
22 TO 24 YEARS	97	82	0	0	1	2	4	10	5	4
25 TO 29 YEARS	148	137	0	0	1	0	15	8	5	9
30 TO 34 YEARS	139	173	0	0	1	0	15	16	6	12
35 TO 39 YEARS	177	204	1	4	1	0	13	23	9	9
40 TO 44 YEARS	216	252	5	1	2	0	14	24	6	4
45 TO 49 YEARS	252	233	1	0	1	3	21	27	5	10
50 TO 54 YEARS	232	229	1	0	1	3	19	15	3	1
55 TO 59 YEARS	198	212	2	1	1	1	13	10	3	1
60 AND 61 YEARS	94	70	0	0	0	0	2	0	0	0
62 TO 64 YEARS	124	124	0	0	0	0	5	4	0	1
65 TO 69 YEARS	174	145	0	0	1	0	10	11	0	1
70 TO 74 YEARS	79	82	0	0	0	0	3	3	0	0
75 TO 79 YEARS	55	75	0	0	0	0	1	0	0	0
80 TO 84 YEARS	32	37	0	0	0	0	1	1	0	0
85 YEARS AND OVER	15	26	0	0	0	0	0	0	0	0

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990; SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)

STATE: CALIFORNIA

COUNTY: LOS ANGELES

PLACE: La Habra Heights

SUMMARY LEVEL = 155

P1. PERSONS BY URBAN/RURAL RESIDENCE
(UNIVERSE: PERSONS)

ALL	6226
IN:	
SIDE URBANIZED AREAS	--
SIDE URBANIZED AREAS	--
ALL	--
DEFINED FOR THIS FILE	6226

P2. SEX
(UNIVERSE: PERSONS)

ALL	3109
MALE	3117

P3. RACE
(UNIVERSE: PERSONS)

WHITE	5603
BLACK	21
AMERICAN INDIAN, ESKIMO	
OR ALEUT	23
AMERICAN INDIAN	23
ESKIMO	0
OR ALEUT	0
ASIAN OR PACIFIC ISLANDER	425
ASIAN:	
CHINESE	176
FILIPINO	46
JAPANESE	77
ASIAN INDIAN	49
KOREAN	59
VIETNAMESE	3
CAMBODIAN	3
CHAMONG	0
LAOTIAN	0
THAI	0
OTHER ASIAN	8
PACIFIC ISLANDER	
POLYNESIAN:	
HAWAIIAN	3
SAMOAN	0
TONGAN	0
OTHER POLYNESIAN	0
MICRONESIAN:	
GUAMANIAN	1
OTHER MICRONESIAN	0
MELANESIAN	0
PAC. ISL., NOT SPECIFIED	0
OTHER RACE	154

P2. FAMILIES
(UNIVERSE: FAMILIES)

TOTAL	1816
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P13. HISPANIC ORIGIN BY SEX BY AGE
(UNIVERSE: PERSONS OF HISP. ORIGIN)

	MALE	FEMALE
UNDER 1 YEAR	3	2
1 AND 2 YEARS	5	10
3 AND 4 YEARS	12	17
5 YEARS	8	9
6 YEARS	6	4
7 TO 9 YEARS	20	26
10 AND 11 YEARS	13	12
12 AND 13 YEARS	13	11
14 YEARS	2	3
15 YEARS	9	8
16 YEARS	5	6
17 YEARS	7	6
18 YEARS	6	5
19 YEARS	6	6
20 YEARS	3	6
21 YEARS	8	4
22 TO 24 YEARS	16	14
25 TO 29 YEARS	25	32
30 TO 34 YEARS	19	32
35 TO 39 YEARS	21	34
40 TO 44 YEARS	22	29
45 TO 49 YEARS	22	32
50 TO 54 YEARS	19	23
55 TO 59 YEARS	15	9
60 AND 61 YEARS	4	4
62 TO 64 YEARS	3	9
65 TO 69 YEARS	10	10
70 TO 74 YEARS	3	2
75 TO 79 YEARS	2	2
80 TO 84 YEARS	1	2
85 YEARS AND OVER	1	0

P9. HISPANIC ORIGIN
(UNIVERSE: PERSONS)

NOT OF HISPANIC ORIGIN	5548
HISPANIC ORIGIN:	
MEXICAN	536
PUERTO RICAN	15
CUBAN	19
OTHER HISPANIC	108

P3. HOUSEHOLDS
(UNIVERSE: HOUSEHOLDS)

TOTAL	2091
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P8/10. PERSONS BY HISPANIC ORIGIN
BY RACE
(UNIVERSE: PERSONS)

NOT OF HISPANIC ORIGIN:	
WHITE	5090
BLACK	19
AMERICAN INDIAN, ESKIMO,	
OR ALEUT	19
ASIAN OR PACIFIC ISLANDER	415
OTHER RACE	5

HISPANIC ORIGIN

WHITE	513
BLACK	2
AMERICAN INDIAN, ESKIMO,	
OR ALEUT	4
ASIAN OR PACIFIC ISLANDER	10
OTHER RACE	149

P14. SEX BY MARITAL STATUS
(UNIVERSE: PERSONS 15 YEARS & OVER)

	MALE	FEMALE
NEVER MARRIED	633	465
NOW MARRIED,		
EXCEPT SEPARATED	1714	1710
SEPARATED	25	38
WIDOWED	37	173
DIVORCED	128	165

P17. PERSONS IN FAMILIES
(UNIVERSE: PERSONS IN FAMILIES)

TOTAL	5722
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P17A. PERSONS PER FAMILY
(UNIVERSE: PERSONS IN FAMILIES)

PERSONS PER FAMILY	3.15
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STATE: CALIFORNIA COUNTY: LOS ANGELES PLACE: La Habra Heights city SUMMARY LEVEL = 155

P19. RACE OF HOUSEHOLDER BY HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS)

WHITE:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	566
NO RELATED CHILDREN	945
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	21
NO RELATED CHILDREN	34
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	42
NO RELATED CHILDREN	58
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	192
HOUSEHOLDER NOT LIVING ALONE	64
BLACK:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	3
NO RELATED CHILDREN	4
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	0
NO RELATED CHILDREN	0
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	0
NO RELATED CHILDREN	0
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	3
HOUSEHOLDER NOT LIVING ALONE	1
AMERICAN INDIAN, ESKIMO, OR ALEUT:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	3
NO RELATED CHILDREN	2
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	0
NO RELATED CHILDREN	0
(CONTINUED)	

P19. (CONTINUED)

FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	0
NO RELATED CHILDREN	0
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	3
HOUSEHOLDER NOT LIVING ALONE	0
ASIAN OR PACIFIC ISLANDER	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	58
NO RELATED CHILDREN	36
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	3
NO RELATED CHILDREN	1
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	4
NO RELATED CHILDREN	4
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	5
HOUSEHOLDER NOT LIVING ALONE	3
OTHER RACE	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	24
NO RELATED CHILDREN	4
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	2
NO RELATED CHILDREN	0
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	1
NO RELATED CHILDREN	1
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	2
HOUSEHOLDER NOT LIVING ALONE	2

P22. RELATIONSHIP AND AGE (UNIVERSE: PERSONS UNDER 18)

IN HOUSEHOLDS:	
HOUSEHOLDER OR SPOUSE	0
RELATED CHILD:	
OWN CHILD:	
UNDER 3 YEARS	158
3 AND 4 YEARS	127
5 YEARS	73
6 TO 11 YEARS	423
12 AND 13 YEARS	159
14 YEARS	75
15 TO 17 YEARS	236
OTHER RELATIVES:	
UNDER 3 YEARS	22
3 AND 4 YEARS	20
5 YEARS	8
6 TO 11 YEARS	42
12 AND 13 YEARS	8
14 YEARS	4
15 TO 17 YEARS	9
NONRELATIVES:	
UNDER 3 YEARS	2
3 AND 4 YEARS	2
5 YEARS	1
6 TO 11 YEARS	12
12 AND 13 YEARS	1
14 YEARS	1
15 TO 17 YEARS	10
IN GROUP QUARTERS	
INSTITUTIONALIZED PERSONS:	
UNDER 3 YEARS	0
3 AND 4 YEARS	0
5 YEARS	0
6 TO 11 YEARS	0
12 AND 13 YEARS	0
14 YEARS	0
15 TO 17 YEARS	0
OTHER PERSONS IN GROUP QUARTERS:	
UNDER 3 YEARS	0
3 AND 4 YEARS	0
5 YEARS	0
6 TO 11 YEARS	0
12 AND 13 YEARS	0
14 YEARS	0
15 TO 17 YEARS	0

STATE: CALIFORNIA

COUNTY: LOS ANGELES

PLACE: La Habra Heights city

SUMMARY LEVEL - 155

HOUSEHOLD TYPE AND RELATIONSHIP
(UNIVERSE: PERSONS)

FAMILY HOUSEHOLDS:	
HOUSEHOLDER	1816
POUSE	1645
CHILD:	
NATURAL-BORN OR ADOPTED	1896
STEPCHILD	89
GRANDCHILD	111
OTHER RELATIVES	165
NONRELATIVES	130
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	205
HOUSEHOLDER NOT LIVING ALONE	
MALE HOUSEHOLDER	70
FEMALE HOUSEHOLDER	99
NONRELATIVES	
GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	0
OTHER PERSONS IN GROUP QUARTERS	0

P16. HOUSEHOLD SIZE AND HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

1 PERSON:	
MALE HOUSEHOLDER	77
FEMALE HOUSEHOLDER	128
2 OR MORE PERSONS:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	654
NO RELATED CHILDREN	991
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	26
NO RELATED CHILDREN	35
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	47
NO RELATED CHILDREN	63
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	43
FEMALE HOUSEHOLDER	27

P20. HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS WITH HOUSEHOLDER OF HISPANIC ORIGIN)

FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	73
NO RELATED CHILDREN	44
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	2
NO RELATED CHILDREN	2
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	2
NO RELATED CHILDREN	6
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	14
HOUSEHOLDER NOT LIVING ALONE	4

AGE OF HOUSEHOLD MEMBERS BY HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE PERSONS UNDER 18 YEARS:

FAMILY HOUSEHOLDS:	
MARRIED COUPLE FAMILY	657
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	26
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	48
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	7
FEMALE HOUSEHOLDER	3
HOUSEHOLDS WITH NO PERSONS UNDER 18 YEARS	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY	988
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	35
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	62
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	113
FEMALE HOUSEHOLDER	152

P21. HOUSEHOLD TYPE AND RELATIONSHIP
(UNIVERSE: PERSONS UNDER 18 YEARS)

IN HOUSEHOLDS:	
HOUSEHOLDER OR SPOUSE	0
OWN CHILD:	
IN MARRIED-COUPLE FAMILY	1155
IN OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	37
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	59
OTHER RELATIVES	113
NONRELATIVES	29
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	0
OTHER PERSONS IN GROUP QUARTERS	0

4/25. HOUSEHOLDS BY HOUSEHOLD SIZE/TYPE BY AGE OF MEMBERS
(UNIVERSE: HOUSEHOLDS)
1-PERS-HSEHLD 2-OR-MORE-PERSONS HSEHLD

	FAMILY	NON-FAMILY
HOUSEHOLDS WITH:		
1 OR MORE PERSONS 60 YEARS AND OVER	97	646
NO PERSONS 60 YEARS AND OVER	108	1170
1 OR MORE PERSONS 65 YEARS AND OVER	81	436
NO PERSONS 65 YEARS AND OVER	124	1380

P26. HOUSEHOLD TYPE
(UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE NONRELATIVES	172
HOUSEHOLDS WITH NO NON-RELATIVES	1919

STATE: CALIFORNIA COUNTY: LOS ANGELES PLACE: La Habra Heights city SUMMARY LEVEL = 155

H11. TENURE BY RACE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS
WITH HOUSEHOLDER OF HISPANIC ORIGIN)

OWNER OCCUPIED:	
WHITE	98
BLACK	2
AMERICAN INDIAN, ESKIMO OR ALEUT	0
ASIAN OR PACIFIC ISLANDER	1
OTHER RACE	31
RENTER OCCUPIED:	
WHITE	10
BLACK	0
AMERICAN INDIAN, ESKIMO OR ALEUT	0
ASIAN OR PACIFIC ISLANDER	0
OTHER RACE	5

H12. TENURE BY AGE OF HOUSEHOLDER
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
15 TO 24 YEARS	7
25 TO 34 YEARS	124
35 TO 44 YEARS	418
45 TO 54 YEARS	555
55 TO 64 YEARS	468
65 TO 74 YEARS	295
75 YEARS AND OVER	135
RENTER OCCUPIED:	
15 TO 24 YEARS	1
25 TO 34 YEARS	34
35 TO 44 YEARS	26
45 TO 54 YEARS	17
55 TO 64 YEARS	7
65 TO 74 YEARS	2
75 YEARS AND OVER	2

H13/14. ROOMS
(UNIVERSE: HOUSING UNITS)

TOTAL	15838
1 ROOM	4
2 ROOMS	11
3 ROOMS	37
4 ROOMS	86
5 ROOMS	204
6 ROOMS	398
7 ROOMS	503
8 ROOMS	376
9 OR MORE ROOMS	542

H15. AGGREGATE ROOMS BY TENURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

TOTAL:	
OWNER OCCUPIED	14880
RENTER OCCUPIED	475

H16. AGGREGATE ROOMS BY VACANCY STATUS
(UNIVERSE: VACANT HOUSING UNITS)

TOTAL:	
FOR RENT	31
FOR SALE ONLY	167
RENTED OR SOLD, NOT OCCUPIED	107
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	44
FOR MIGRANT WORKERS	0
OTHER VACANT	134

H17. PERSONS IN UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

1 PERSON	205
2 PERSONS	790
3 PERSONS	410
4 PERSONS	391
5 PERSONS	179
6 PERSONS	77
7 PERSONS	39

H17A. PERSONS PER OCCUPIED HOUSING UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

PERSONS PER OCCUPIED HOUSING UNIT	2.98
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H18. TENURE BY PERSONS IN UNIT
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1 PERSONS	180
2 PERSONS	766
3 PERSONS	396
4 PERSONS	381
5 PERSONS	172
6 PERSONS	70
7 OR MORE PERSONS	37
RENTER OCCUPIED:	
1 PERSON	25
2 PERSONS	24
3 PERSONS	14
4 PERSONS	10
5 PERSONS	7
6 PERSONS	7
7 OR MORE PERSONS	2

H22. TENURE BY PERSONS PER ROOM
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
0.50 OR LESS	1538
0.51 TO 1.00	435
1.01 TO 1.50	23
1.51 TO 2.00	4
2.01 TO MORE	2
RENTER OCCUPIED:	
0.50 OR LESS	55
0.51 TO 1.00	26
1.01 TO 1.50	6
1.51 TO 2.00	2
2.01 OR MORE	0

H18A. PERSONS PER OCCUPIED HOUSING UNIT
BY TENURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED	2.98
RENTER OCCUPIED	2.76

H19/20. AGGREGATE PERSONS BY TENURE
(UNIVERSE: PERSONS IN OCCUPIED
HOUSING UNITS)

TOTAL	6226
OWNER OCCUPIED	5980
RENTER OCCUPIED	246

H21. PERSONS PER ROOM
(UNIVERSE: OCCUPIED HOUSING UNITS)

0.50 OR LESS	1593
0.51 TO 1.00	461
1.01 TO 1.50	29
1.51 TO 2.00	6
2.01 OR MORE	2

STATE: CALIFORNIA	COUNTY: LOS ANGELES	PLACE: La Habra Heights city	SUMMARY LEVEL * 155
.....			
1. HOUSEHOLD TYPE AND RELATIONSHIP (UNIVERSE: PERSONS 65 YEARS AND OVER)	P27. HOUSEHOLD TYPE AND HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)	P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)	
FAMILY HOUSEHOLDS:	FAMILY HOUSEHOLDS:	INSTITUTIONALIZED PERSONS:	
HOUSEHOLDER 340	2 PERSONS 737	CORRECTIONAL INSTITUTIONS 0	
SPOUSE 226	3 PERSONS 399	NURSING HOMES 0	
OTHER RELATIVES 72	4 PERSONS 389	MENTAL (PSYCHIATRIC)	
NONRELATIVES 11	5 PERSONS 177	HOSPITALS 0	
NONFAMILY HOUSEHOLDS:	6 PERSONS 75	JUVENILE INSTITUTIONS 0	
MALE HOUSEHOLDER	7 OR MORE PERSONS 39	OTHER INSTITUTIONS 0	
LIVING ALONE 13			
NOT LIVING ALONE 5			
FEMALE HOUSEHOLDER:	NONFAMILY HOUSEHOLDS:	OTHER PERSONS IN GROUP	
LIVING ALONE 68	1 PERSON 205	QUARTERS:	
NOT LIVING ALONE 8	2 PERSONS 53	COLLEGE DORMITORIES 0	
NONRELATIVES 9	3 PERSONS 11	MILITARY QUARTERS 0	
GROUP QUARTERS:	4 PERSONS 2	EMERGENCY SHELTERS FOR	
INSTITUTIONALIZED PERSONS 0	5 PERSONS 2	HOMELESS 0	
OTHER PERSONS IN GROUP	6 PERSONS 2	VISIBLE IN STREET LOCATIONS 0	
QUARTERS 0	7 OR MORE PERSONS 0	OTHER NONINSTITUTIONAL	
		GROUP QUARTERS 0	

4. HOUSING UNITS BY URBAN AND RURAL (UNIVERSE: HOUSING UNITS)	H3/9. TENURE BY RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)	H8. RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)	
TOTAL 2161	OWNER OCCUPIED 2002	WHITE 1922	
URBAN:	WHITE 1841	BLACK 11	
INSIDE URBANIZED AREA --	BLACK 11	AMERICAN INDIAN, ESKIMO	
OUTSIDE URBANIZED AREA --	AMERICAN INDIAN, ESKIMO	OR ALEUT 8	
RURAL --	OR ALEUT 7	ASIAN OR PACIFIC ISLANDER 114	
NOT DEFINED FOR THIS FILE 2161	ASIAN OR PACIFIC	OTHER RACE 36	
	ISLANDER 112		
	OTHER RACE 31		
	RENTER OCCUPIED 89		
	WHITE 81		
	BLACK 0		
	AMERICAN INDIAN, ESKIMO		
	OR ALEUT 1		
	ASIAN OR PACIFIC		
	ISLANDER 2		
	OTHER RACE 5		

5. OCCUPANCY STATUS (UNIVERSE: HOUSING UNITS)	H6. BOARDED-UP STATUS (UNIVERSE: VACANT HOUSING UNITS)	H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)	
OCCUPIED 2091	BOARDED UP 0	NOT OF HISPANIC ORIGIN:	
VACANT 70	NOT BOARDED UP 70	WHITE 1814	
		BLACK 9	
		AMERICAN INDIAN, ESKIMO	
		OR ALEUT 8	
		ASIAN OR PACIFIC ISLANDER 113	
		OTHER RACE 0	
		HISPANIC ORIGIN:	
		WHITE 108	
		BLACK 2	
		AMERICAN INDIAN, ESKIMO	
		OR ALEUT 0	
		ASIAN OR PACIFIC ISLANDER 1	
		OTHER RACE 36	

6. VACANCY STATUS (UNIVERSE: VACANT HOUSING UNITS)	H7. USUAL HOME ELSEWHERE (UNIVERSE: VACANT HOUSING UNITS)		
FOR RENT 6	VACANT, USUAL HOME ELSEWHERE 12		
FOR SALE ONLY 22	ALL OTHER VACANT 58		
RENTED OR SOLD, NOT OCCUPIED 16			
FOR SEASONAL, RECREATIONAL			
OR OCCASIONAL USE 8			
OR MIGRANT WORKERS 0			
OTHER VACANT 18			

SOURCE: CENSUS OF POPULATION AND HOUSING, 1990: SUMMARY TAPE FILE 1 (MACHINE-READABLE DATA FILE)			
			PAGE 5

STATE: CALIFORNIA COUNTY: LOS ANGELES PLACE: La Habra Heights city SUMMARY LEVEL # 155

41/42. UNITS IN STRUCTURE

(UNIVERSE: HOUSING UNITS)

	TOTAL	VACANT
1. DETACHED	2135	65
1. ATTACHED	17	5
2	1	0
3 OR 4	0	0
5 TO 9	0	0
10 TO 19	0	0
20 TO 49	0	0
50 OR MORE	0	0
MOBILE HOME OR TRAILER	2	0
OTHER	6	0

436. HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS PAYING CASH RENT)

NOT OF HISPANIC ORIGIN	63
HISPANIC ORIGIN	11

437. AGGREGATE CONTRACT RENT BY HISPANIC
ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS PAYING CASH RENT)

TOTAL:	
NOT OF HISP. ORIGIN	53054
HISPANIC ORIGIN	8751

439. AGE OF HOUSEHOLDER BY MEALS INCLUDED
IN RENT
(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS)

UNDER 65 YEARS:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	0
NO MEALS INCLUDED IN RENT	71
NO CASH RENT	8
65 YEARS AND OVER:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	0
NO MEALS INCLUDED IN RENT	3
NO CASH RENT	1

443. TENURE BY UNITS IN STRUCTURE
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:

	1986
1. DETACHED	9
1. ATTACHED	0
2	0
3 OR 4	0
5 TO 9	0
10 TO 19	0
20 TO 49	0
50 OR MORE	0
MOBILE HOME OR TRAILER	2
OTHER	5

RENTER OCCUPIED:

1. DETACHED	84
1. ATTACHED	3
2	1
3 OR 4	0
5 TO 9	0
10 TO 19	0
20 TO 49	0
50 OR MORE	0
MOBILE HOME OR TRAILER	0
OTHER	1

H40. VACANCY STATUS BY DURATION OF
VACANCY
(UNIVERSE: VACANT HOUSING UNITS)

FOR RENT:

LESS THAN 2 MONTHS	3
2 UP TO 6 MONTHS	2
6 OR MORE MONTHS	1

FOR SALE ONLY:

LESS THAN 2 MONTHS	6
2 UP TO 6 MONTHS	10
6 OR MORE MONTHS	6

ALL OTHER VACANTS:

LESS THAN 2 MONTHS	9
2 UP TO 6 MONTHS	18
6 OR MORE MONTHS	15

H44. AGGREGATE PERSONS BY TENURE BY
UNITS IN STRUCTURE
(UNIVERSE: PERSONS IN OCCUPIED
HOUSING UNITS)

OWNER OCCUPIED:

1. DETACHED	5917
1. ATTACHED	37
2	0
3 OR 4	0
5 TO 9	0
10 TO 19	0
20 TO 49	0
50 OR MORE	0
MOBILE HOME OR TRAILER	6
OTHER	20

RENTER OCCUPIED:

1. DETACHED	231
1. ATTACHED	9
2	1
3 OR 4	0
5 TO 9	0
10 TO 19	0
20 TO 49	0
50 OR MORE	0
MOBILE HOME OR TRAILER	0
OTHER	5

CALIFORNIA

COUNTY: LOS ANGELES

PLACE: La Habra Heights city

SUMMARY LEVEL * 155

VALUE
UNIVERSE: SPECIFIED OWNER-OCCUPIED
HOUSING UNITS)
THAN \$15,000 0
000 TO \$19,999 0
000 TO \$24,999 0
000 TO \$29,999 0
000 TO \$34,999 3
000 TO \$39,999 2
000 TO \$44,999 1
000 TO \$49,999 0
000 TO \$59,999 4
000 TO \$74,999 4
000 TO \$99,999 4
0,000 TO \$124,999 11
0,000 TO \$149,999 12
0,000 TO \$174,999 17
0,000 TO \$199,999 24
0,000 TO \$249,999 90
0,000 TO \$299,999 172
0,000 TO \$399,999 421
0,000 TO \$499,999 350
0,000 OR MORE 760

B/C/24. VALUE
(UNIVERSE: SPECIFIED OWNER-
OCCUPIED HOUSING UNITS)
REGATE VALUE 839612500
ER VALUE QUARTILE 329600
ER VALUE QUARTILE 500001
IAN VALUE 449300

VACANCY STATUS
(UNIVERSE: VACANT HOUSING UNITS)
CIFIED VACANT FOR RENT 6
CIFIED VACANT FOR SALE
Y 22
OTHER VACANTS 42

AGGREGATE PRICE ASKED
(UNIVERSE: SPECIFIED VACANT-FOR-SALE
ONLY HOUSING UNITS)

AL 10000000

AGGREGATE RENT ASKED
(UNIVERSE: SPECIFIED VACANT-FOR-RENT
HOUSING UNITS)

AL 4824

H25. RACE OF HOUSEHOLDER
(UNIVERSE: SPECIFIED OWNER-OCCUPIED
HOUSING UNITS)
WHITE 1726
BLACK 10
AMERICAN INDIAN, ESKIMO,
OR ALEUT 7
ASIAN OR PACIFIC ISLANDER 103
OTHER RACE 29

H26. AGGREGATE VALUE BY RACE OF
HOUSEHOLDER
(UNIVERSE: SPECIFIED OWNER-OCCUPIED
HOUSING UNITS)
TOTAL:
WHITE 768757500
BLACK 5152500
AMERICAN INDIAN, ESKIMO,
OR ALEUT 2507500
ASIAN OR PACIFIC
ISLANDER 50062500
OTHER RACE 13132500

H32. CONTRACT RENT (UNIVERSE: SPECIFIED
RENTER-OCCUPIED HOUSING UNITS)
WITH CASH RENT:
LESS THAN \$100 0
\$100 TO \$149 1
\$150 TO \$199 0
\$200 TO \$249 1
\$250 TO \$299 5
\$300 TO \$349 3
\$350 TO \$399 0
\$400 TO \$449 5
\$450 TO \$499 1
\$500 TO \$549 4
\$550 TO \$599 3
\$600 TO \$649 6
\$650 TO \$699 3
\$700 TO \$749 4
\$750 TO \$999 9
\$1,000 OR MORE 29
NO CASH RENT 9

H32A/B/C/33. CONTRACT RENT
(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS PAYING CASH RENT)
AGGREGATE RENT 61805
LOWER CONT. RENT QUARTILE 531
UPPER CONT. RENT QUARTILE 1001
MEDIAN CONTRACT RENT 778

H27. HISPANIC ORIGIN OF HOUSEHOLDER
(UNIVERSE: SPECIFIED OWNER-OCCUPIED
HOUSING UNITS)
NOT OF HISPANIC ORIGIN 1753
HISPANIC ORIGIN 122

H28. AGGREGATE VALUE BY HISPANIC ORIGIN
OF HOUSEHOLDER
(UNIVERSE: SPECIFIED OWNER-OCCUPIED
HOUSING UNITS)
TOTAL:
NOT OF HISP. ORIGIN 782312500
HISPANIC ORIGIN 57300000

H29. AGGREGATE VALUE BY UNITS IN
STRUCTURE
(UNIVERSE: OWNER-OCCUPIED HOUSING
UNITS)
TOTAL:
1, DETACHED 895162500
1, ATTACHED 3137500
2 0
3 OR MORE 0
MOBILE HOME OR
TRAILER 1200000
OTHER 2187500

H34. RACE OF HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS PAYING CASH RENT)
WHITE 67
BLACK 0
AMERICAN INDIAN, ESKIMO
OR ALEUT 1
ASIAN OR PACIFIC ISLANDER 2
OTHER RACE 4

H35. AGGREGATE CONTRACT RENT BY RACE OF
HOUSEHOLDER
(UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS PAYING CASH RENT)

TOTAL:
WHITE 55841
BLACK 0
AMERICAN INDIAN,
ESKIMO OR ALEUT 413
ASIAN OR PACIFIC
ISLANDER 1763
OTHER RACE 3788

CITY'S OMISSION OF SECOND UNIT ORDINANCE

9205. Zone R-A — Prohibited Uses

The following uses shall be prohibited in Zone R-A:

- a. Second units on R-1 Zoned single-family lots are prohibited within the City for the reasons set forth below:
 1. Lack of Sewers: The City of La Habra Heights has no city-wide sanitary sewer system. The sewage affluent of ninety-seven (97%) percent of the residential structures in the city is disposed of into cesspools, and leach lines which enter the earth strata and percolate into the soil. The current methods of answering the City is predicated on one (1) acre sized lots and limited density, which places and acceptable level of risk on the amount of affluent entering the earth strata in the City.
 2. Rural Street Design: The roadways in La Habra Heights are generally curvy and narrow (eighteen [18'] feet of paving in many locations), with no curbs, gutters, street lights or sidewalks. Many streets are private and unimproved or not improved to public street standards. In many instances, equestrian and pedestrian use is made of shoulders directly adjacent to the roadway paving. Roadways in the City are generally long and narrow with lengthy cul-de-sacs (one way in and out). Virtually all City streets have no provisions for any on-street parking. The current capacity and design of the roadways cannot withstand the increased traffic congestion and parking requirements associated with increased densities.
 3. Public Transportation and Access: There is no means of public transportation within the City and no convenient access to essential shopping facilities. The addition of second units in the City would therefore, generate increased traffic beyond the capacity of the city's roadway network.
 4. Utilization of Existing Dwelling Units: The existing dwelling units in La Habra Heights are no underutilized nor overcrowded as is evidenced by the 1980 U.S. Census which indicated that the average number of persons per dwelling unit in the City is three point two (3.2), the average number of bedrooms per dwelling units is three point two (3.2), and the vacancy rate is four point seven (4.7%) percent.

The City of La Habra Heights acknowledges that the preclusion of second units in La Habra Heights may limit housing opportunities in the region. This limitation is justified, however, by the unusual circumstances described in this section. Given the relatively small number of single-family residences located within the City, this preclusion will not significantly affect housing opportunities in the region.

b. Any use not specifically enumerated in Section 9201 to 9204 (Ord. #110, S9205).

COMMUNITY DEVELOPMENT COMMISSION

ASSISTED HOUSING DIVISION

OVERVIEW

The United States Housing Act of 1937, as amended, and the Housing and Community Development Act of 1974, as amended, promote and promulgate the concept of affordable, decent, safe, and sanitary housing as the right of every American. The Housing Authority of the County of Los Angeles (Housing Authority) supports this concept and has and will aggressively promote affordable, decent housing in an attempt to meet the needs of eligible residents of the county. It is recognized that personal and professional satisfaction and growth cannot be achieved by most individuals who have an inadequate or substandard level of satisfaction of their basic needs, which in the United States includes decent housing in a satisfying environment. With the magnitude of the shortage of affordable, standard low-income housing, the Housing Authority must comprehensively utilize its power to facilitate the delivery of such housing, and the Section 8 Existing and its successor programs are a tool by which the Housing Authority can achieve this goal. Housing Authority has the primary responsibility to educate the public and to encourage participation in not only the Section 8 Rent Subsidy Program, but also to avail themselves of other federal housing opportunities, when applicable.

APPENDIX C
CITY OF LA HABRA HEIGHTS
CITY'S OMISSION OF SECOND UNIT ORDINANCE

prepared by:

CASTAÑEDA & ASSOCIATES

prepared for:

CITY OF LA HABRA HEIGHTS

SEPTEMBER 1992

APPENDIX D

CITY OF LA HABRA HEIGHTS

**SAMPLE STANDARD COOPERATION AGREEMENT
BETWEEN THE CITY OF LA HABRA HEIGHTS AND
LOS ANGELES COUNTY HOUSING AUTHORITY
TO IMPLEMENT THE SECTION 8
RENTAL ASSISTANCE PROGRAM**

prepared by:

CASTAÑEDA & ASSOCIATES

prepared for:

CITY OF LA HABRA HEIGHTS

SEPTEMBER 1992

DRAFT

COOPERATION AGREEMENT BETWEEN THE CITY OF LA HABRA HEIGHTS, CALIFORNIA AND THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES CONCERNING ADMINISTRATION OF THE SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM

This Agreement is made and entered into this _____ day of _____, 1991, by and between the City of La Habra Heights, California (the "CITY") and the Housing Authority of the County of Los Angeles (the "HOUSING AUTHORITY").

WHEREAS, under the provisions of Section 8 of Title II of THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, as amended, the United States of America, acting through the Secretary of the Department of Housing and Urban Development, is authorized to provide financial assistance to local public housing agencies in providing low-rent housing for the elderly and low-income families who qualify for such housing under said Section 8 and who will be substantially benefitted thereby; and

WHEREAS, said Section 8 provides that the provisions thereof shall not apply to any locality unless the governing body of the locality has by agreement approved the application of such provisions of such locality; and

WHEREAS, the COUNTY has received requests from the community relative to the authorization for the HOUSING AUTHORITY to operate the SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM within the CITY; and

WHEREAS, the HOUSING AUTHORITY by definition in the United States Housing Act of 1937 is a public housing agency and is authorized to administer the Section 8 HOUSING ASSISTANCE PAYMENTS PROGRAM;

WHEREAS, the Housing Authority has not been authorized to transact business in the CITY; and

The Housing Authority receives input from the County's Housing Assistance Plan which provides the guidelines for developing the Housing Authority's objectives including the preservation of existing housing stock, low-income resident needs assessments and other statistical information used for submission of various funding applications. It is the main objective of the Housing Authority to provide decent, safe, sanitary, and affordable housing to as many eligible low-income residents of the county as possible.

The Division Director is responsible for those program components comprising the Assisted Housing Division. The Assisted Housing Division administers the following programs:

- Section 8 Certificates
- Section 8 Moderate Rehabilitation Program
- Section 8 Housing Voucher Program
- Section 8 Existing Component of the Rental Rehabilitation Grant and Demonstration
- California State Aftercare Program
- Section 8 New Construction - Occupied
- Section 8 Existing Component of Project Self-Sufficiency

The Assisted Housing Division is charged with the full responsibility of administering the various housing rent subsidy



Carlos Jackson
Executive Director

Community Development Commission County of Los Angeles

Assisted Housing, P.O. Box 22255 • Los Angeles, CA 90022 • (213) 260-2617

Commissioners

Gloria Molina
Kenneth Hann
Edmund D. Edelman
Deane Dana
Michael D. Antonovich

August 20, 1991

Mr. Ralph Castañeda
Castañeda and Associates
14841 Yorba Street, Suite 102
Tustin, CA 92680

Dear Mr. Castañeda:

Enclosed is a draft of the standard Cooperation Agreement that the Housing Authority of the County of Los Angeles enters into with incorporated cities.

This is a draft and is for information only. If the City of La Habra Heights wishes to enter into a Cooperation Agreement, they should write Rebecca L. Craigo, Acting Director, Assisted Housing Division of the Housing Authority of the County of Los Angeles.

If La Habra Heights is interested in forming a housing authority of its own, you may wish to contact the Publications unit, General Services of the State of California at (916) 973-6611 for a copy of the applicable sections of the California Codes which affect housing authorities.

If you have further questions about the Agreement or the Section 8 program, please contact me at (213) 260-2325.

Sincerely,

Patricia A. Snowfox
Administrative Analyst

Enclosures

SECTION 8 EXISTING HOUSING
CERTIFICATE AND HOUSING VOUCHER PROGRAMS
HOUSING ASSISTANCE PAYMENTS PROGRAM

Under direction of the Los Angeles County Board of Supervisors who also sit as the Housing Authority Board of Commissioners, supported by a seven-member Housing Advisory Commission, including two tenant commissioners, the program's day-to-day operations are administered by staff of the Assisted Housing Division. The Housing Authority's Executive Director is also the Executive Director of the Los Angeles County Community Development Commission (CDC). The CDC administers various housing, economic, and redevelopment programs for the County of Los Angeles. The CDC is comprised of the Executive Office and the following Divisions:

- Administrative Services
- Financial Management
- Community Development Block Grant
- Development/Economic Development
- Assisted Housing
- Owned Housing.

The Housing Authority is a separate entity under the Community Development Commission.

The Section 8 Program is designed to utilize existing housing stock and involve the private sector, and the Housing Authority is committed to continuing this premise by providing efficient, responsible, and competent operating services. The Housing Authority administers the Section 8 Program in the urban county which comprises the unincorporated areas of the county and participating cities. Additionally, to promote mobility, the Housing Authority cooperates with other jurisdictions in an effort to provide a greater housing choice to eligible families.

Attachment 1 lists the unincorporated areas and participating cities that the Housing Authority services. It is our intent to expand our services to include those communities that want a program, but do not wish to do it alone.

It is incumbent on each community to do everything in its power to make rental housing available to low-income families, consistent with Title II of the Housing and Community Development Act of 1974, and as set forth in the Housing Assistance Plan. Continued cooperation with the offices of the Board of Supervisors, local elected officials, and housing administrators will achieve a balanced residential community and ensure a viable program. The goals for the program and department are the direction set by the Board of Commissioners.

programs; programs designed to provide rental assistance to qualified very low-income residents of the county and its participating cities in privately-owned dwelling units. These programs are multi-faceted operations that begin with providing general housing information to interested parties, all the way through executing a contract with the property owner and a lease agreement between the owner and tenant and the ongoing maintenance of these contracts and agreements. Activities of the Division include:

- a. Describing our various programs
- b. Accepting and processing applications
- c. Determining individual income eligibility for each applicant
- d. Providing various types of notifications to applicants
- e. Issuing Certificates of Participation and Vouchers to selected applicants
- f. Conducting individual and group briefing sessions
- g. Conducting informal reviews
- h. Monitoring the progress of certificate/voucher holders in their search for suitable housing
- i. Accepting and processing Requests for Lease Approvals
- j. Conducting dwelling unit inspections to ensure the unit meets Housing Quality Standards and market rent comparables
- k. Negotiating rents and preparing contract and lease

documents

- l. Maintenance of active contracts and leases during the year
- m. Annual reinspection of units; renegotiation of rents; recertification of tenant income/eligibility
- n. Resolving landlord/tenant disputes
- o. Conducting pre-move-out and close-out inspections
- p. Conducting informal hearings
- q. Reviewing and processing eligible compensation claims
- r. Act as continual advocate for tenants and owners and provide an ongoing description of owner/tenant roles and responsibilities
- s. Coordinating the preparation and submission of funding applications
- t. Preparing Department budgets, goals, policies, and procedures
- u. Coordinating and preparing responses to numerous types of correspondence
- v. Controlling and monitoring program allocations, certificates and vouchers
- w. Acting as liaison with Financial Management Division to ensure accurate and timely payment to owners
- x. Administering the California State Aftercare, the Section 8 Privately Owned PHA administered, and the 11-B Financing Programs
- y. Preparing all necessary HUD reports

IN WITNESS WHEREOF, this Agreement is executed by the parties hereto, by their respective officers thereunto duly authorized as follows:

City of La Habra Heights

The Housing Authority of
the County of Los Angeles

By _____
MAYOR

By _____
Executive Director

Attest:

Attest: Larry J. Monteilh
Executive Officer/Clerk of
The Board of Commissioners

By _____
City Clerk

By _____
Deputy

APPROVED AS TO FORM

APPROVED AS TO FORM:

By _____
City Attorney

DEWITT W. CLINTON
County Counsel

By _____
Deputy

APPROVED BY BOARD ACTION ON:
